

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, May 12, 2021 – 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. Julia Sand De Melendez Proclamation	Chair	Approval
B. 50th Anniversary of El Paso County Parks Proclamation	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. 13580 Bridle Bit Re-Plat	Greg Stachon	Endorsement
B. Rolling Hills Ranch Filing No.3 Final Plat	Ross Williams	Endorsement

<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
<b>7.</b>	<b>Information / Action Items</b>		
	A. Park Lands Agreement – Forest Lakes Residential Development #2, LLC	Ross Williams	Endorsement
	B. 2020 - 2021 Officer Elections	Chair	Endorsement
<b>8.</b>	<b>Monthly Reports</b>	Staff	Information
<b>9.</b>	<b>Board / Staff Comments</b>		
<b>10.</b>	<b>Adjournment</b>		

RECORD OF PROCEEDINGS

*Minutes of the April 14, 2021  
El Paso County Park Advisory Board Meeting  
Centennial Hall, 200 S. Cascade  
Colorado Springs, Colorado*

Members Present:

Ed Hartl, Chair  
Alan Rainville, Vice Chair  
Anne Schofield, (via TEAMS)  
Julia Sands de Melendez  
Terry Martinez (via TEAMS)  
Jim Cassidy  
Toby Levin  
Susan Jarvis-Weber (via TEAMS)

Staff Present:

Brian Bobeck, Park Operations Division Manager  
Todd Marts, Recreation / Cultural Services Manager  
Greg Stachon, Landscape Architect  
Ross Williams, Park Planner  
Nancy Bernard, Fountain Creek Nature Center Supervisor  
Mary Jo Lewis, Bear Creek Nature Center Supervisor

Absent: Kiersten Steel

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 Ed Hartl, Chair.
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: **Jim Cassidy made a motion to approve the March 10, 2021 meeting minutes. Toby Levin seconded the motion. The motion carried 8 - 0.**
4. Introductions and Presentations:
  - A. **Nancy Stone Bernard Retirement Resolution**

El Paso County Park Advisory Board regretfully accepted the retirement of Nancy Stone Bernard as the Fountain Creek Nature Center Supervisor for the El Paso County Community Services Department. Chair Ed Hartl and the entire board expressed their gratitude for her many years of service to the community. Todd Marts also expressed his gratitude to Mr. Bernard and listed her many accomplishments.
5. Citizen Comments:

N/A

6. Development Applications:

A. **Bridle Bit Ranch Filing 1 A Final Plat**

Greg Stachon provided an overview of the Bridle Bit Ranch Filing 1 A Final Plat.

**Julia Sands de Melendez recommended that the Planning Commission and Board of County Commissioners include the following conditions when considering and / or approving the Bridle Bit Ranch Filing 1A: (1) Provide to El Paso County a 25-foot trail easement along the western boundary of Bridle Bit Ranch Filing 1A Final Plat that allows for the construction, maintenance, and public access of the LaForet Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat. (2) No park fees are recommended because proof of original payment was provided to El Paso County Parks. Alan Rainville seconded the motion. The motion passed 8 – 0.**

B. **Winsome Filing No. 2 Final Plat**

Greg Stachon provided an overview of the Winsome Filing No. 2 Final Plat and addressed questions by the board.

**Julia Sands de Melendez recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Winsome Filing No. 2 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$28,060. Jim Cassidy seconded the motion. The motion passed 8 – 0.**

7. Information / Action Items:

A. **County Parks 50<sup>th</sup> Anniversary Update**

Todd Marts provided an update on the El Paso County Parks 50<sup>th</sup> Anniversary and highlighted the many special events and activities that are planned. To promote and highlight the anniversary, Commissioner VanderWerf offered to hike every registered trail and County park in 2021 and encouraged staff and board members to join him on his hikes.

8. Monthly Reports:

Susan Jarvis-Webber asked what the County Fair would look like in 2021 under Covid restrictions. Todd Marts stated the he and his team are 100% committed to the Fair and has started programming and contracting in the hopes that the Fair will take place this year.

9. Board/Staff Comments:

Brian Bobeck stated that the PIO office, Mary Jo Fields specifically, is also involved in promoting the 50<sup>th</sup> Anniversary.

Susan Jarvis-Webber stated that the Paint Mines Interpretive Park parking lot expansion is very well received by the public and well used.



## RECORD OF PROCEEDINGS

Greg Stachon updated the board on the Paint Mines Interpretive Park projects and improvements: Trail resurfacing is 80% finished, signage has been installed, fence lines have been decommissioned. Completion of all upgrades should be done by the end of April. Todd Marts stated that staff at the Paint Mines has been hired and will be at the park during peak hours.

Chair Ed Hartl thanked staff for following up on a previous request he made about the installation of a hitching rail at the Pineries Open Space near the public restrooms for the convenience of equestrian park users.

Commissioner VanderWerf stated that he and all County Commissioners plan on an in-person Fair this year.

10. Adjournment: **The meeting adjourned at 2:46 p.m.**

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Julia Sands de Melendez, Secretary

## **Proclamation**

**WHEREAS**, Mrs. Julia Sands de Melendez served as a Commissioner District #1 representative on the El Paso County Park Advisory Board from January 2016 to May 2021; and

**WHEREAS**, Julia served as Secretary of the Park Advisory Board, served as the Park Advisory Board representative for the County Master Plan Project, and actively participated in a variety of master plan and other park projects; and

**WHEREAS**, Julia's dedication and commitment to the Park Advisory Board 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**, Julia exhibited a strong desire for transparency and public participation in all aspects of the operation of El Paso County Parks and encouraged citizens to provide input on park projects; and

**WHEREAS**, Julia'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

**NOW, THEREFORE, BE IT RESOLVED** that the Park Advisory Board hereby expresses its sincere appreciation to Mrs. Julia Sands de Melendez for her 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 Julia's volunteer service, and an executed copy thereof be read and then delivered to her.

**DONE THIS** 12<sup>th</sup> day of May 2022, at Colorado Springs, Colorado.

Park Advisory Board of El Paso County, Colorado

By:

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Ed Hartl, Chair

## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** County Parks 50<sup>th</sup> Anniversary Proclamation

**Agenda Date:** May 12, 2021

**Agenda Item Number:** #4 - B

**Presenter:** Chairperson

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

#### **Background Information:**

In the 1960's, El Paso County was experiencing significant population growth and citizens were becoming increasingly concerned about the lack of parks and open space. This led the Board of County Commissioners to approve a ballot measure to create a County Parks District. A citizen group called the "Committee for Parks" was formed to support the ballot measure and multiple community organizations endorsed the proposal. On May 4, 1971, the El Paso County citizens overwhelmingly supported the ballot measure by a 4 to 1 margin.

Over the past fifty years, the County Park System has grown to 8,000 acres of parks and open space, 130 miles of trails, two award winning nature centers, and a wide variety of environmental education and recreation programs and facilities.

This proclamation recognizes the significance of this milestone.

**Recommended Motion:** Approval



# *Proclamation Recognizing The 50<sup>th</sup> Anniversary of El Paso County Parks*

- WHEREAS,** El Paso County was experiencing significant population growth in the 1960s and citizens were becoming increasingly concerned about the lack of parks and open space; and
- WHEREAS,** the Board of County Commissioners approved a ballot measure in March 1971 for consideration by the citizens of El Paso County to establish an El Paso County parks system; and
- WHEREAS,** a “Committee for Parks” citizen group was formed to support the ballot measure and multiple community organizations endorsed the ballot measure; and
- WHEREAS,** on May 4, 1971, the El Paso County citizens overwhelming supported the ballot measure by a four to one margin; and
- WHEREAS,** County Parks has always focused on the following five principles to provide high quality and desired park services for County residents: acquire, develop, maintain, and preserve parks, trails and open space; provide responsible resource management for open space lands characterized by unique natural environments, provide natural and cultural history interpretation, education, and information services; support major community events and festivals that celebrate our heritage and culture, provide and manage tourism destinations and experiences; and
- WHEREAS,** the benefits of County Parks have included providing gathering places for community events, improving community health, enhancing wildlife habitat and the environment, preserving special places with unique environments, attracting tourism, and increasing property values; and
- WHEREAS,** as County Parks celebrates its 50-year anniversary in 2021, the park system has grown to 8,000 acres of parks and open space, 130 miles of trails, two award winning nature centers, and over 1,000 environmental education and recreation programs; and
- WHEREAS,** El Paso County Parks has and continues to benefit from the many community partners and volunteers that support the park facilities and programs; and
- WHEREAS,** El Paso County is very thankful for the elected leaders, advisory board members, staff and citizens who supported the establishment of the El Paso County park system and those that continue to advocate for the growth of our exceptional park system that has a significant positive impact on the quality of life for County residents.

**NOW, THEREFORE,** the Board of County Commissioners of El Paso County, Colorado, hereby proclaims its gratitude for the 50<sup>th</sup> Anniversary of El Paso County Parks and looks forward to the next 50 years.

**DONE THIS** 4<sup>th</sup> day of May 2021 at Colorado Springs, Colorado.

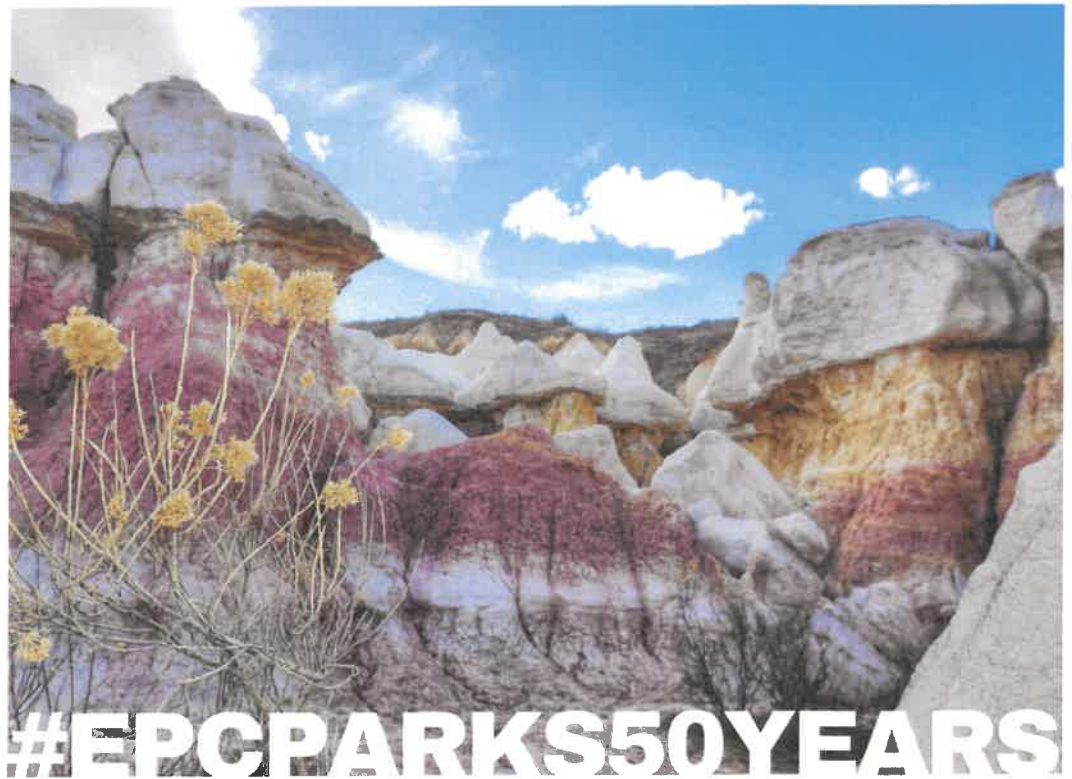
**THE PARK ADVISORY BOARD  
OF EL PASO COUNTY, COLORADO**

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Ed Hartl, Chair



**EXPLORE.  
ENGAGE.  
CELEBRATE.**



"We have a chance to help make  
sure that our children, and theirs,  
will enjoy the same opportunities  
we have enjoyed."

Richard C. Bradley, President  
Springs Area Beautiful Association  
1971



**EXPLORE . ENGAGE . CELEBRATE**





**EXPLORE.  
ENGAGE.  
CELEBRATE.**

50K for 50 Years  
Guided Hike  
Series



**Paint Mines  
Interpretive Park**

**Homestead Ranch  
Regional Trail**

**Palmer Divide Trail**

**Black Forest Regional  
Park**

**Jones Park**

**Pineries Open Space**

**Kane Ranch Open  
Space**



## HUNT FOR TREASURE

...That is - wooden coins! Select Saturdays throughout the spring and summer, El Paso County Nature Centers will host a treasure hunt. Visitors will be able to hunt for wooden coins - bring one to the Nature Center to collect a 50th Parks Anniversary water bottle!

**Fountain Creek Nature Center | April 10 & July 24**  
**Bear Creek Nature Center | May 22 & August 7**





DONATE LIKE ITS

1971

INTRODUCING THE EL PASO COUNTY PARKS

1971 CLUB

Consider donating \$19.71 or more to El Paso County Parks and join the 1971 Club. All funds will go directly to mindful & innovative stewardship of El Paso County Parks, Trails, and Open Spaces.

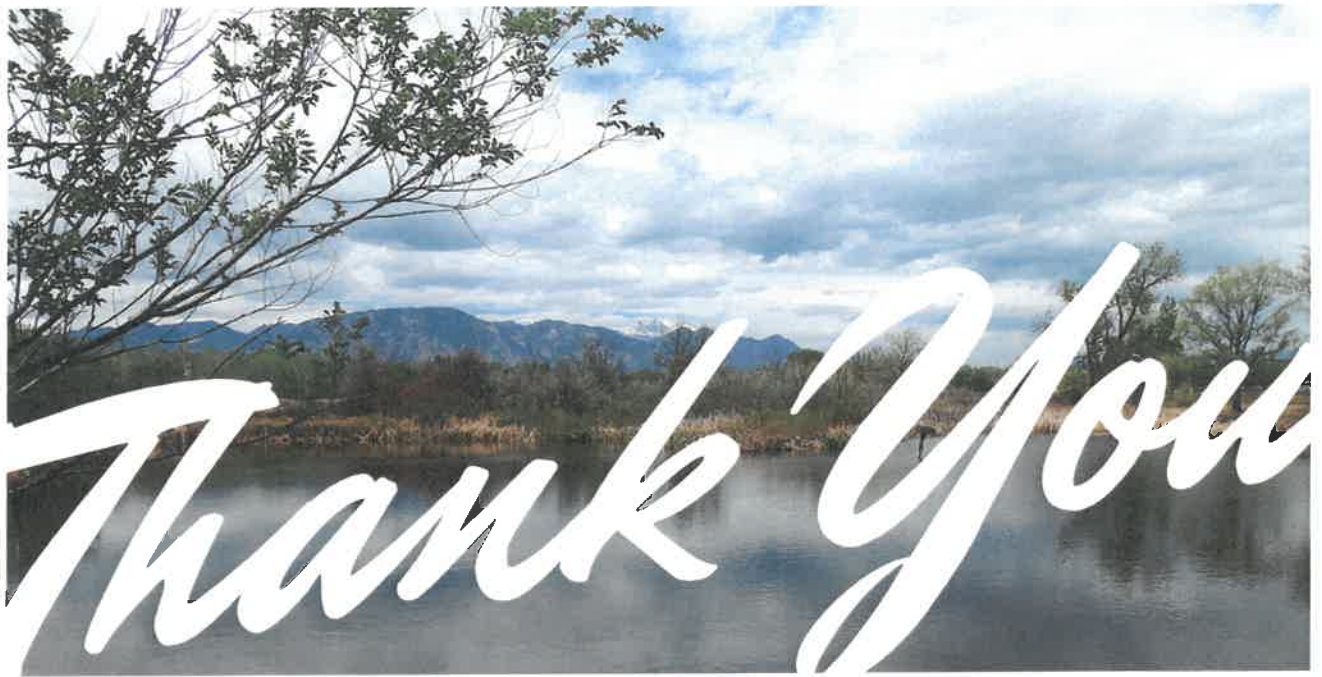
*Celebrate*

**HAPPY TRAILS EVENT**

August 20, 2021  
Fox Run Regional Park  
6pm - 9pm







**EL PASO COUNTY PARKS | EXPLORE . ENGAGE . CELEBRATE**



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

### **Agenda Item Summary Form**

**Agenda Item Title:** 13580 Bridle Bit Re-Plat  
**Agenda Date:** May 12, 2021  
**Agenda Item Number:** #6 - A  
**Presenter:** Greg Stachon, Landscape Architect  
**Information:** **Endorsement:** X

#### **Background Information:**

The subject property is made up of three parcels which will be known as Terra Benedetta Subdivision. The parcels are located off of Bridle Bit Road, north of Shoup Road and east of Highway 83. Black Forest Regional Park is located approximately one mile to the east.

This is a request by Douglas Barber Trust and Zonta Partnership to adjust the existing lot lines between Lot 10, Bridle Bit Ranch Sub. (13120 Bridle Bit Road) and two adjacent un-platted parcels: a 16.61 acre West lot at 13250 Bridle Bit Road and a 3.53 acre East lot at 13260 Bridle Bit Road. The re-plat will provide legal access to the un-platted parcels from Bridle Bit Road and bring each unplatted parcel into compliance with the minimum 5-acre lot size for the zone. The County has chosen to handle this as a re-plat of the three existing parcels into a new plat called Terra Benedetta Subdivision.

The El Paso County Parks Master Plan (2013) shows a master planned trail alignment bisecting the proposed subdivision. The proposed LaForet Regional Trail alignment runs along Shoup Road east and west, then heads north through Bridle Bit Ranch, where it bisects the proposed Terra Benedetta Subdivisions. The LaForet Regional Trail then continues north and east where it connects to Black Forest Regional Park.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the west and north side of the subdivision. Since this easement is not shown the re-plat drawings, Staff asks the easement be shown on the Final Plat Drawing. Required El Paso County Park fees will be required for two residential lots because fees were previously paid for Lot 10 as part of the original Bridle Bid Subdivision.

#### **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 Oak Ridge Estates Filing No. 2 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$920 (2) Provide to El Paso County a 25-foot trail easement along the west and north side of the subdivision that allows for the construction, maintenance, and public access of the LaForet Regional Trail, and dedicate the aforementioned easement to El Paso County with the recording of the Final Plat.

# 13580 Bridle Bit Road Re-Plat

- Primary Regional Trail, Proposed
- Streets & Roads
- Subject Property
- Parcels
- Streams

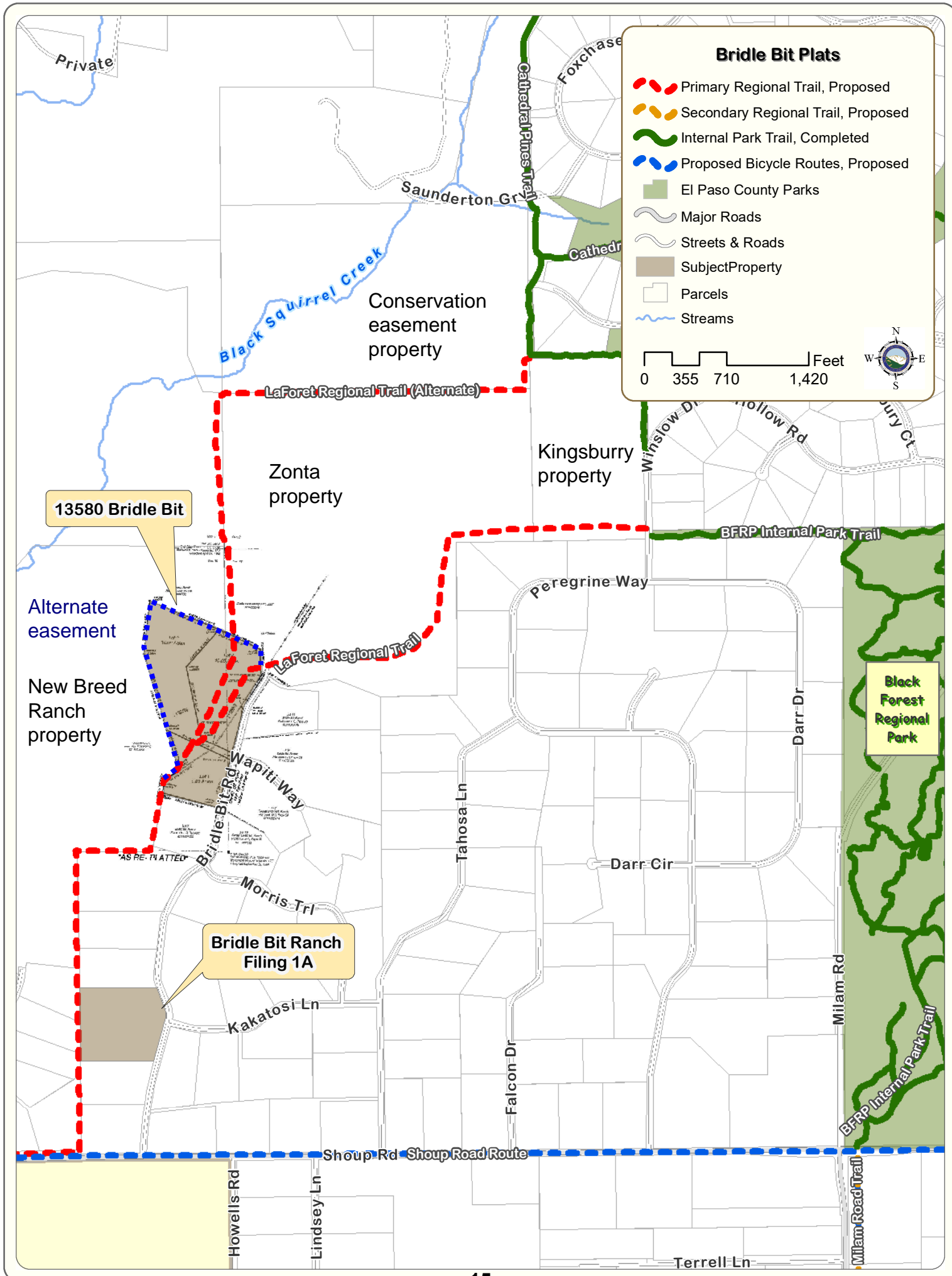
0 125 250 500 Feet



Subject Properties

Easement requested

"AS RE- PLATTED"



Development  
Application  
Permit  
Review



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

May 12, 2021

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

Name:	13580 Bridle Bit Road	Application Type:	Re-Plat
PCD Reference #:	VR-216	Total Acreage:	25.42
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.20
Douglas H Barber Trust	Douglas H Barber Trust	Regional Park Area:	2
Douglas Barber	Douglas Barber	Urban Park Area:	2
7075 Campus Dr. Suite 200	7075 Campus Dr. Suite 200	Existing Zoning Code:	RR-5
Colorado Springs, CO 80920	Colorado Springs, CO 80920	Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 2		
0.0194 Acres x 2 Dwelling Units = 0.039		Neighborhood:	0.00375 Acres x 2 Dwelling Units =	0.00
Total Regional Park Acres: 0.039		Community:	0.00625 Acres x 2 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 2		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 2 Dwelling Units =	\$0
\$460 / Dwelling Unit x 2 Dwelling Units = \$920		Community:	\$176 / Dwelling Unit x 2 Dwelling Units =	\$0
Total Regional Park Fees: \$920		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: 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 Oak Ridge Estates Filing No. 2 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$920 (2) Provide to El Paso County a 25-foot trail easement along the west and north side of the subdivision that allows for the construction, maintenance, and public access of the LaForet Regional Trail, and dedicate the aforementioned easement to El Paso County with the recording of the Final Plat

Park Advisory Board Recommendation:

December 7, 2020

El Paso County Development Services  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: Replat request for Terra Benedetta Sub.

Greetings:

APPLICANT: Zonta Partnership Ltd., L.L.L.P., by Douglas H. Barber-Managing Partner (as to the unplatted parcels) and The Douglas Hawthorne Barber Irrevocable Trust by Douglas H. Barber-Trustee (as to Lot 10, Bridle Bit Ranch).

CONTACT: Douglas Barber at The Rawhide Company 7075 Campus Drive, #200, Colorado Springs, CO. 80920 [(719) 338-3053 / fax 466-2031 / Rawhide@Realtor.com). The surveyor preparing the plat will be Joe Alessi of Alessi and Associates at 2989 Broadmoor Valley Rd, Colorado Springs, CO 80906 (719) 540-8832 / jalessi@alessi3a.com.

PURPOSE: Adjust the existing lot lines between Lot 10, Bridle Bit Ranch Sub. (13120 Bridle Bit Road) and two adjacent unplatted pre-SB35 metes and bounds parcels: a 16.61 acre West lot at 13250 Bridle Bit Road and 3.53 acre East lot at 13260 Bridle Bit Road to provide legal access to the unplatted parcels from Bridle Bit Road and bring each unplatted parcel into compliance with the minimum 5-acre lot size for the zone. No new lots are being created. The County has chosen to handle this as a replat of the three existing parcels into a new plat called Terra Benedetta Sub.

PUBLIC IMPROVEMENTS: No alteration of existing drainage is contemplated. There are no public improvements to be completed in association with this request.

SCHOOLS: The property is located in and is currently served by School District 20.

FIRE: The property is located in, and is currently served by the Black Forest Volunteer Fire Department.

UTILITIES: Natural gas is supplied by Black Hills Energy, electric by Mountain View Electric Association, and telephone by Centurylink. There is also fiber for telecommunications recently installed throughout Bridle Bit Ranch Sub. by Stratus IQ. Each lot will be served by individual sewage disposal systems.

WATER SUPPLY PLAN: Each lot is or will be served by an exempt individual Dawson aquifer water well. At this time, Lot 10 has an existing well (Permit 308950). The easterly unplatted parcel has an existing well (Permit 126812). No permit has been obtained for the westerly unplatted parcel, but an exempt permit is available.

ROADS: All three parcels currently access existing Bridle Bit Road, which is a maintained

County road; however, the unplatted parcels do not have direct legal access to that road. The lot line adjustments will correct this and provide a minimum of thirty (30) feet of frontage on a maintained County road per County requirement. No additional roads or public improvements are contemplated in connection with this replat.

CONFORMANCE: This replat conforms to County zoning, and is consistent with the Black Forest Preservation Plan. The replat is consistent and compatible with adjoining land uses which are: Bridle Bit Ranch Sub. (5-acre residential lots to the east and south of the Subject Property); unplatted land to the north and west of the subject property. The property to the west has been master planned as New Breed Ranch (2.5-5 acre residential lots). The three parcels are now and will continue to be single-family residential. No waivers or variances are requested.

HOMEOWNER ASSOCIATION (HOA): Lot 10, Bridle Bit Ranch Sub. will become Lot 1, Terra Benedetta Sub. It is presently part of the Bridle Bit Ranch Association, Inc., and will remain part of that HOA and subject to the Bridle Bit Ranch covenants after the replat. This will be included in the plat notes of Terra Benedetta Sub. The other two parcels are not now, nor will they be subject to an HOA or covenants.

ADJOINING OWNERS: Were notified of this request by certified mail.

We look forward to your review and approval of this land use matter. Thank you very much.

Sincerely,

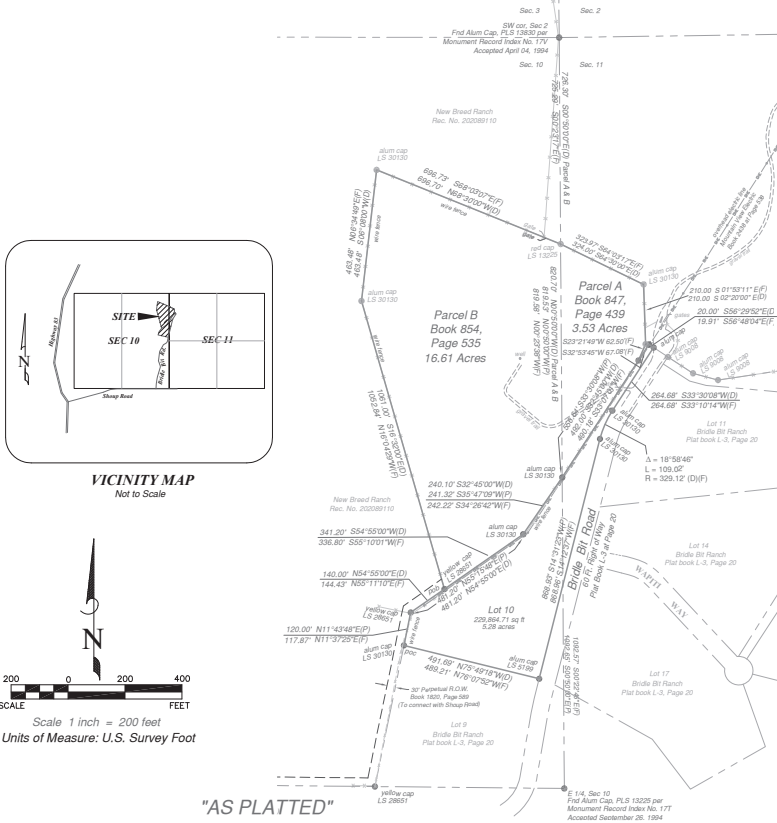
A handwritten signature in cursive script, appearing to read "Douglas H. Barber".

Douglas H. Barber



# Terra Benedetta Subdivision

A Replat of Lot 10, Bridle Bit Ranch Subdivision and tracts in a portion of Sections 10 and 11, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado



"AS PLATTED"

"AS RE-PLATTED"

## Notes:

### Total Acreage:

Lot 1 = 5.28 Acres  
Lot 2 = 10.06 Acres  
Lot 3 = 10.08 Acres  
Total = 25.42 Acres

### Service Providers:

Black Forest Fire Protection District  
Mountain View Electric Assoc.  
Black Hills Energy  
Century Link  
Stratus IQ  
Individual Sewage Disposal Systems  
Domestic Wells

### Legend:

- (F) Field Measurement
- (D) Deed Measurement
- (P) Plat Measurement

1. Lot 1, Terra Benedetta Sub. (formerly Lot 10, Bridle Bit Ranch Sub. ("BRRS")) is subject to the Covenants, Conditions and Restrictions of BRRS recorded in Book 3317 at Page 145 in the records of El Paso County, CO Clerk and Recorder, and subsequent amendments, modifications or restatements thereof. Said Lot 1 is also subject to membership in the Bridle Bit Ranch Association, Inc. Lots 2 and 3 are not subject to covenants or property owner association.
2. Easements in addition to any easements shown on the plat, the following apply:
  - 2.1. Utility/Drainage Easement: Lot 1 is hereby platted with public utility and drainage easements being ten feet on the south, east and north lot lines, and twenty feet on the west lot line. Public utility and drainage easements are hereby platted being twenty feet on the perimeter of Lots 2 and 3, and ten feet either side of the common lot line between Lots 2 and 3.
  - 2.2. Right of way and easement(s) granted to Mountain View Electric Association, Inc. in instrument recorded in Book 3684 at Page 555 and Book 2438 at Page 538, and Notice of underground facilities in Book 3718 at Page 812.
  - 2.3. Right of way granted to Mountain View Electric Association, Inc. in instrument recorded July 25, 2019 at Reception No. 210380163 applies only to Lot 1, Terra Benedetta.
  - 3. The address shown on the plat are for informational purposes only. They are not the legal description, and are subject to change.
  - 4. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
  - 5. No driveway shall be established unless an access permit has been granted by El Paso County.
  - 6. All structural foundations shall be established and designed by a Professional Engineer, currently registered in the State of Colorado. Natural drainage locations shall be avoided by construction and site-specific foundations/specific investigations shall be required.
  - 7. Reports regarding soils, geology and wildlife hazard mitigation for Terra Benedetta Sub. are on file at the El Paso County Planning Department. Reports and statements regarding soils, geology, water, sanitation and wildlife hazard mitigation reports for Bridle Bit Ranch Sub. are on file at the El Paso County Planning Department.
  - 8. Utilities: Electric service is provided by Mountain View Electric Association. Gas service is provided by Black Hills Energy. Telecommunication and internet are provided by Century Link and Stratus IQ.
  - 9. Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval.
  - 10. Water: Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of those permits. Per the water supply plan for BRRS, Lot 1, Terra Benedetta Sub. (former Lot 10, BRRS) can utilize an exempt Dawson aquifer well for domestic uses and irrigation of up to 17,000 square feet of lawn and garden, as stated on the plat of said subdivision recorded in Book 3-L-3 at Page 20 of the records of El Paso County, CO.
  - 11. Water Continues: Lots 2 and 3 will utilize exempt domestic Dawson aquifer wells under permit conditions established by the Division of Water Resources. The creation deeds for these pre-SB35 parcels are recorded in Book 447 at Page 420 (Lot 2) and Book 454 at Page 535 (Lot 3) in the records of the El Paso County, Colorado Clerk and Recorder.
  - 12. Water in the Denver Basin aquifer is allocated based on a 100 year aquifer life. However, for El Paso County planning purposes, water in the Denver Basin aquifer is evaluated based on a 300 year aquifer life. Applicants, the Home Owners Association (as to Lot 1) and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon nonrenewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
  - 13. Terra Benedetta Subdivision is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map No. 0841C0059S, with a date of identification of December 7, 2016, for Community No. 080059, in El Paso County, State of Colorado.
  - 14. All Property owners are responsible for maintaining proper storm drainage in and through their property. Public drainage easements specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
  - 15. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Department of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
  - 16. Assumed Basis of Bearings: Beginning at a point being the Southeast corner of Lot 10, Bridle Bit Ranch, as recorded in the Office of the El Paso County Clerk and Recorder in Book 3-L-3 at Page 20, dated April 1, 1980, County of El Paso, State of Colorado, said point being an aluminum cap LS 30130 bearing N79°07'52"W coincident with the Southeast line of said Lot 10, a distance of 480.21 feet to the Southwest corner of said Lot 10, point being an aluminum cap LS 30130 being the point of terminus.
  - 17. This subdivision replat does not constitute a title search by Alessi and Associates, Inc., to determine ownership, easements or rights-of-way of record. For all information regarding said matters of record, Alessi and Associates, Inc. relied upon Title Commitment File No. 81112070 prepared by United Title Company LLC, dated January 12, 2021.
  - 18. Any interest which may have been acquired by reason of the Reclamation of the Board of County Commissioners dated and recorded June 20, 1917 in Book 571 at Page 55, declaring all section, township and range lines on the public domain to be County road right of way is hereby relinquished and vacated by the County's execution and recording of this plat.

17. The 30 foot right of way running from Parcel B south to Shoup Road which is referenced in deeds in Book 854 at Page 535, Book 1020 at Page 589 and at Reception No. 203147171 in the records of the El Paso County, CO Clerk and Recorder has been vacated by quitclaim deed recorded February 1, 2021 at Reception No. 203147171 in the records of the El Paso County, CO Clerk and Recorder.
18. The easement reserved by Ransdell Enterprises, Inc. for access over Lot 10, Bridle Bit Ranch to Parcel A in deed recorded in Book 6061 at Page 855 in the records of the El Paso County, CO Clerk and Recorder has been vacated by quitclaim deed recorded February 1, 2021 at Reception No. 203147171 in the records of the El Paso County, CO Clerk and Recorder.
19. The effect, if any, of inclusion within the Fountain Valley Soil Conservation District as disclosed by the records of the El Paso County, CO Clerk and Recorder.
20. Terms, agreements, provisions, conditions and obligations as contained in Subdivision Improvements recorded April 1, 1980 in Book 359 at Page 367 applies only to Lot 1, Terra Benedetta.
21. Easements, notes and notices as set forth on the plat of Bridle Bit Ranch recorded April 01, 1980 in Book 3-L-3 at Page 20, Surveyor's Certificate of Correction in connection therewith recorded May 07, 1980 in Book 359 at Page 367 applies only to Lot 1, Terra Benedetta.
22. Terms, agreements, provisions, conditions and obligations as contained in Organization Resolution for the Bridle Bit Ranch Association, Inc., a Colorado nonprofit corporation recorded November 4, 2003 at Reception No. 203206048, Bylaws in connection therewith recorded April 02, 2007 at Reception No. 207043996 applies only to Lot 1, Terra Benedetta.

## Notice:

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown herein.

## Know All Men By These Presents:

That the undersigned, Zonta Partnership Ltd., L.L.P., Douglas H. Barber, Managing Partner and Douglas H. Barber Irrevocable Trust, Douglas H. Barber Trustee, being the owners of the following described tract of land:

## To Wit:

Lot 10, Bridle Bit Ranch as recorded in the Office of the El Paso County Clerk and Recorder, in Plat Book L-3 at Page 20, dated April 1, 1980 and as an un-platted parcel being in a portion of the NE 1/4 of Section 10 and a portion of the NW 1/4 of Section 11 described as follows:  
Commencing at most Southwest corner of said Lot 10, Bridle Bit Ranch; the following two (2) courses are coincident with the most Westerly lot lines of said Lot 10: (1) thence N 11°37'25"E, a distance of 117.87 feet; (2) thence N 55°11'10"E, a distance of 144.43 feet to the POINT OF BEGINNING of a parcel of land described as follows: thence N 16°54'29"W, a distance of 1052.84 feet; thence N 00°04'40"E, a distance of 463.43 feet; thence S 68°03'07"E, a distance of 696.73 feet; thence S 64°03'17"E, a distance of 320.57 feet; thence S 01°01'11"E, a distance of 570.00 feet; thence S 21°21'46"E, a distance of 62.50 feet; the following (3) three courses are coincident with the Westerly lines of said Lot 10: (1) thence S 33°07'01"W, a distance of 450.18 feet; (2) thence S 34°26'42"W, a distance of 342.22 feet; (3) thence S 55°10'01"W, a distance of 338.80 feet to the POINT OF BEGINNING.  
Containing 1,107,325.52 square feet or 25.426 acres, more or less.

## Dedication:

The above owner, having caused said tract of land to be platted into a lots and easements as shown on the plat, which subdivision shall be entitled "TERRA BENEDETTA SUBDIVISION", a subdivision in the County of El Paso, Colorado. All easements platted are hereby dedicated to public use and said owner does hereby agree that proper drainage will be provided at the owner's expense and all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

## In Witness Whereof:

The aforementioned Zonta Partnership Ltd., L.L.P., Douglas H. Barber, Managing Partner has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2021 A.D.

## Notarial:

State of Colorado )  
County of El Paso ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 A.D., by Douglas H. Barber, Managing Partner  
Witness my hand and seal  
Address \_\_\_\_\_

My Commission expires \_\_\_\_\_

## In Witness Whereof:

The aforementioned Douglas H. Barber Irrevocable Trust, Douglas H. Barber Trustee has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2021 A.D.

## Notarial:

State of Colorado )  
County of El Paso ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 A.D., by Douglas H. Barber, Trustee  
Witness my hand and seal  
Address \_\_\_\_\_

My Commission expires \_\_\_\_\_

## Surveyor's Certification:

I, Joseph Alessi, 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 February 16, 2021, by me or under my direct supervision and that all monuments exist as shown herein; 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 \_\_\_\_\_, 2021.

Joseph Alessi  
Colorado Professional Land Surveyor No. 30130



## Board of County Commissioners Certificate:

This Plat "TERRA BENEDETTA SUBDIVISION" was approved for filing by the El Paso County, Colorado Board of Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, subject to any notes specified herein and any conditions included in the resolution of approval.

## Chair, Board of County Commissioners

\_\_\_\_\_  
Date

## Executive Director, Planning and Community Development

\_\_\_\_\_  
Date

## Recordings:

State of Colorado )  
County of El Paso ) SS

I hereby certify that this instrument was filed for deposit in my office at \_\_\_\_\_ O'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_, 2021 A.D., and is duly recorded under Reception Number \_\_\_\_\_ of the records of El Paso County, State of Colorado.

By: \_\_\_\_\_  
Chuck Bloomer, Recorder Date

## ALESSI



## ALESSI and ASSOCIATES, Inc.

APPRAISERS • ENGINEERS • SURVEYORS  
2089 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906

Tele. 719/540-8832  
Fax 719/540-2781

Portions of Sections 10 & 11, Township 12 South, Range 66 West

6th Principle Meridian, El Paso County, Colorado

Job No. 211012 Terra Benedetta Subdivision DATE February 02, 2021

Assessor No. 62000-00-461  
Zonta 136 acres  
13580 Bridle Bit Road

2 parcels (3.55  
and 16.68 acres)

Future New Breed Ranch

20

30' access easement  
Book 854 at Page 535

Lot 10, Bridle Bit Ranch  
13120 Bridle Bit Road

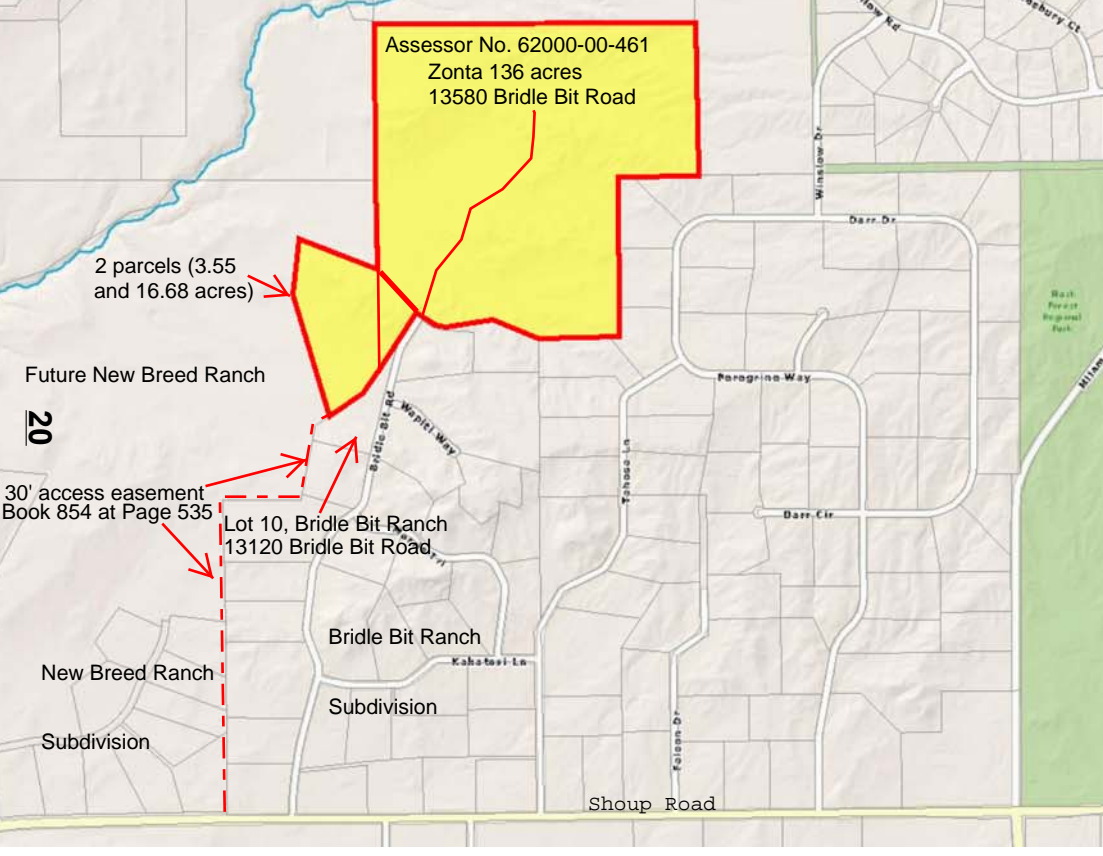
New Breed Ranch

Subdivision

Bridle Bit Ranch

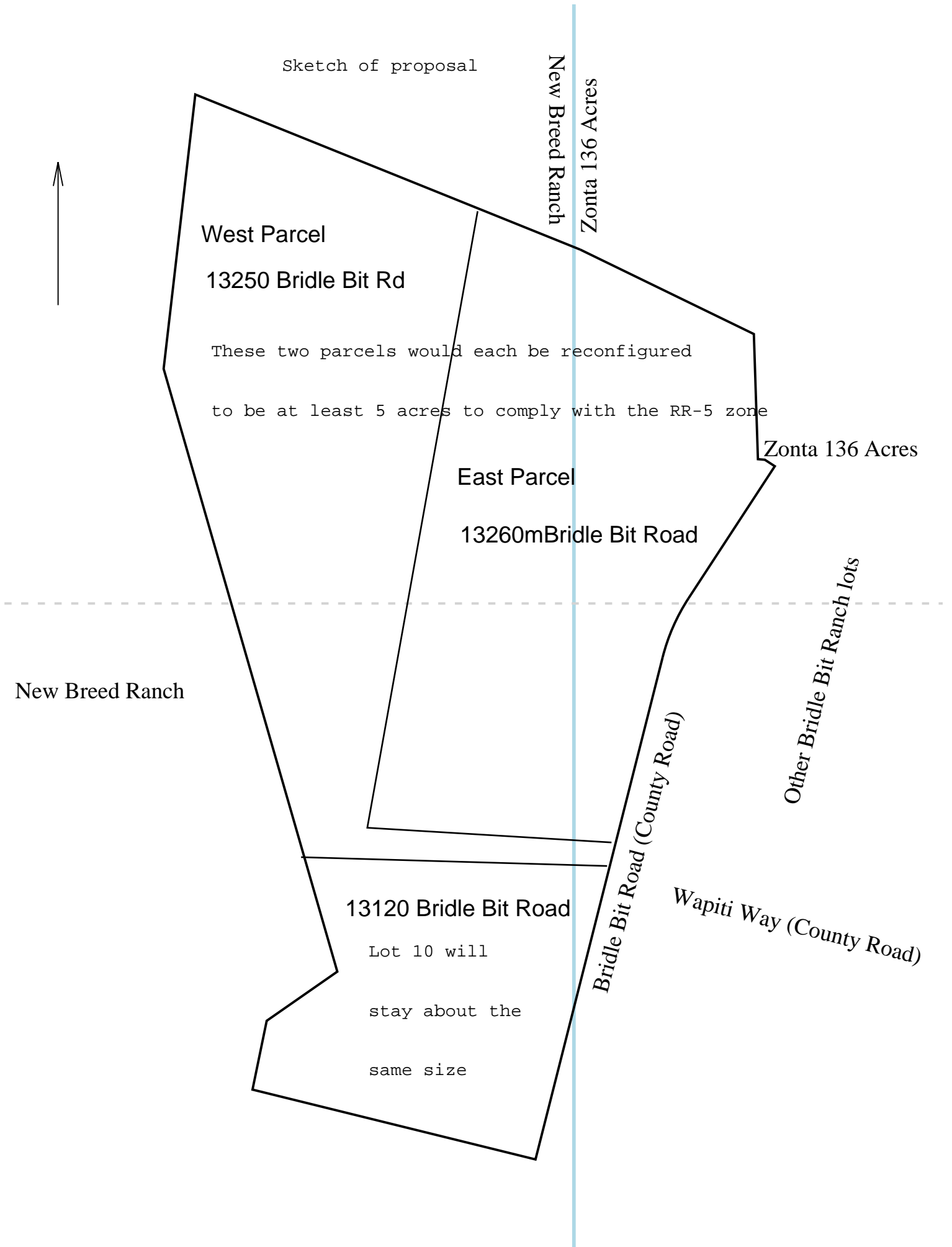
Subdivision

Shoup Road





Sketch of proposal



## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Rolling Hills Ranch Filing No.3 Final Plat

**Agenda Date:** May 12, 2021

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

Request by N.E.S., Inc., on behalf of GTL, Inc., for approval of the Rolling Hills Ranch Filing No. 3 Final Plat. Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, north of Londonderry Drive, at the current terminus of Rex Road. The proposed 64.77-acre development will include 209 single-family residential lots, with a minimum lot size of 6,500 square feet, as well as three tracts designated as landscaping, open space, drainage, and utilities. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open spaces directly impacted by this proposed subdivision. Falcon Regional Park is located approximately 0.50 mile east of the project site, while the existing Eastonville and Meridian Ranch Regional Trails are located 0.75 and 0.50 mile to the east and north, respectively. The proposed Arroyo Lane Regional Trail alignment is currently located immediately adjacent the southern portion of the property; however, the Arroyo Lane Trail will utilize paved Meridian Ranch trails already existing or planned along both Rex Road and Londonderry Drive. Both alignments will allow for future connectivity between Falcon Regional Park, the Eastonville Regional Trail, and the overall Meridian Ranch development. As such, no trail easements will be required along this trail corridor.

The open space dedication proposed within the overall Rolling Hills Ranch PUD Preliminary Plan area comprises 66 acres, or 26% of the subdivision, and therefore exceeds the required open space dedication of 10%. Rolling Hills Ranch Filing No. 3 contains approximately 11.8 acres, or 18%, of open space tracts. An internal trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including nearby neighborhood parks, community and recreation centers, an 18-hole golf course, as well as future connectivity to Falcon Regional Park. Please refer to the Rolling Hills Ranch PUD Preliminary Plans landscape plans for a detailed layout of the internal trail and sidewalk network, as well as its relationship to Falcon Regional Park.

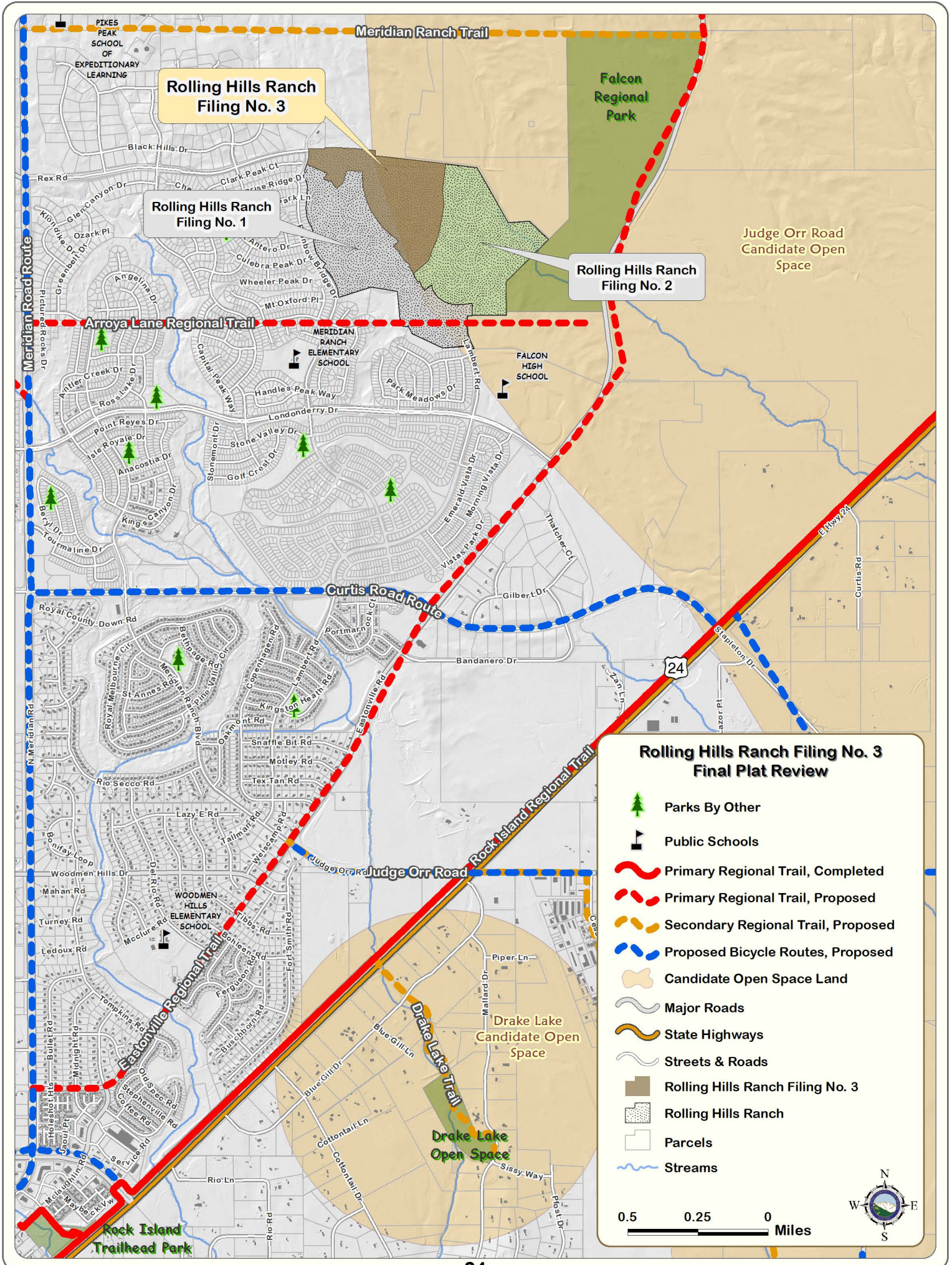
County Parks acknowledges the waiver of \$96,140 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in

lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intends to submit a request for a Park Lands Agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of this Final Plat. If no Park Lands Agreement is requested, urban park fees for Rolling Hills Ranch Filing No. 3 would amount to \$60,610.

**Recommended Motion (Filing No. 3 Final Plat):**

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 Rolling Hills Ranch Filing No. 3 Final Plat: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$60,610 will be required at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of this Final Plat.







# Development Application Permit Review



## COMMUNITY SERVICES DEPARTMENT

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

May 12, 2021

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>	Rolling Hills Ranch Filing No. 3 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-21-016	<b>Total Acreage:</b>	64.77
		<b>Total # of Dwelling Units:</b>	209
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	8.07
GTL Development, Inc.	N.E.S., Inc.	<b>Regional Park Area:</b>	2
3575 Kenyon Street	619 North Cascade Avenue	<b>Urban Park Area:</b>	3
San Diego, CA 92110	Suite 200	<b>Existing Zoning Code:</b>	PUD
	Colorado Springs, CO 80903	<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.

#### LAND REQUIREMENTS

##### Regional Park Area: 2

0.0194 Acres x 209 Dwelling Units = 4.055  
**Total Regional Park Acres: 4.055**

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

##### Urban Park Area: 3

Neighborhood: 0.00375 Acres x 209 Dwelling Units = 0.78  
Community: 0.00625 Acres x 209 Dwelling Units = 1.31  
**Total Urban Park Acres: 2.09**

#### FEE REQUIREMENTS

##### Regional Park Area: 2

\$460 / Dwelling Unit x 209 Dwelling Units = \$96,140  
**Total Regional Park Fees: \$96,140**

##### Urban Park Area: 3

Neighborhood: \$114 / Dwelling Unit x 209 Dwelling Units = \$23,826  
Community: \$176 / Dwelling Unit x 209 Dwelling Units = \$36,784  
**Total Urban Park Fees: \$60,610**

### ADDITIONAL RECOMMENDATIONS

#### Staff Recommendation

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 Rolling Hills Ranch Filing No. 3 Final Plat: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$60,610 will be required at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of this Final Plat.

Park Advisory Board Recommendation:

## MERIDIAN RANCH: ROLLING HILLS RANCH FILINGS 3

### FINAL PLAT

### LETTER OF INTENT

MARCH 2021

**PROPERTY OWNER:**

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

**DEVELOPER:**

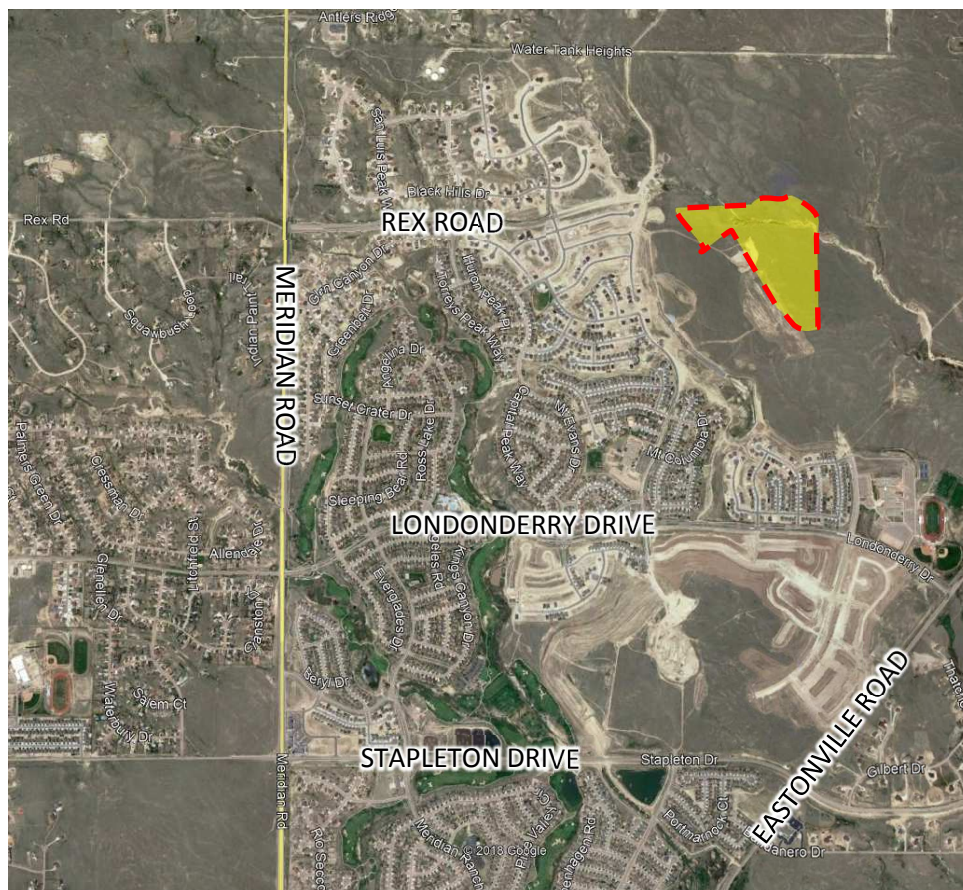
GTL Development, Inc.  
3575 Kenyon Street,  
San Diego, CA 92110

**CONSULTANT:**

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

### LOCATION

The Rolling Hills Ranch Filing 3 is located southeast of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 64.77 acres and is zoned PUD. To the west is the Meridian Ranch Filing No. 9 residential development and to the south Filing 11 of Meridian Ranch.



## **REQUEST**

GTL Inc. is requesting approval of the following applications:

1. A Final Plat for Rolling Hills Ranch Filing 3, consisting of 209 lots and 3 tracts for landscaping, open space, and utilities on approximately 64.77 acres.

## **PROJECT JUSTIFICATION**

### a. Consistency with Approved Sketch Plan

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

The PUD Development/Preliminary Plan for Rolling Hills Ranch Filing 1-3 was previously approved in July 2020 and the proposed Filing 3 Plat as submitted propose 209 lots on approximately 64.77 acres, which represents a density of 3.22 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.08 dwellings per acre. The Final Plat is, therefore, in accordance with the approved Sketch Plan.

### b. County Policy Plan, Water Master Plan and Small Area Plan Compliance

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

The proposed residential subdivision also satisfies the following policies of the Falcon/Peyton Plan:

*3.3.1 Encourage diversity and variety in housing types, sizes, locations, and prices to meet the needs of existing and new residents.*

The proposed development is keeping with the Sketch Plan Plan intent which provides a variety of densities for housing options ranging from 2du/ac to 4 du/ac with a multitude of lots and open space opportunities within the development.

### **3.7.1 Provide recreational amenities for area residents.**

Meridian Ranch offers a large dedication of connected open-space throughout the development to include trails, parks, community recreation center, community club houses and golf course. Each development continues to exceed the minimum open space requirement with each development filing and incorporates connected trail systems and park amenities unique to each space.

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

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

The proposed development supports the overall Sketch Plan intent and approved densities. The development is keeping and supportive of adjacent development proposals with regard to access and overall land uses. The proposed PUD density proposed in addition is contiguous with the existing developments to the west.

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

The PUD proposes to implement a compatible use that contextually is in keeping with past development proposals for similar size lots. Proper landscaping, buffering and access, support the overarching development context and greater community vision that allow for the variety of densities in an accessible, and compatible manner.

The proposed residential subdivision satisfies the following policies of the County Water Master Plan:

*Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

The proposed subdivision is located within the Meridian Service Metropolitan District (MSMD) and a supportive Will Serve Letter noting the Districts ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

*Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.*

The proposed development is located within the MSMD and is proposed to connect to the existing central water and wastewater. Will Serve Letters have been provided for the proposed development.

*Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.*

An appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the



north and south sides of Falcon Highway directly east of Falcon. Specifically, the Water Master Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections.”

Full build out of the Meridian Service Metropolitan District (District) is anticipated within the 2040 timeframe. The Water Resources Report indicates that the District has sufficient supply to meet the expected need at full build out by 2040 and 2060. Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the project demand is 6,403-acre feet. As stated in the Water Resources Report, this development is projected to need 242-acre feet of water per year and a planning need of 1,518-acre feet per year. Current supply is 2,119-acre feet on a 300 year basis.

The District currently incorporates a 15% reserve into their future planning. Based on the needs, current supply, and reserve the District has sufficient water to meet the needs expected now and into the future with no shortages anticipated.

A Will Serve Letter for water and wastewater commitments has been provided by the District. Meridian Ranch is situated in the Upper Black Squirrel Creek Designated Groundwater Basin which is managed by the Upper Black Squirrel Creek Management District. MSMD currently services over 12,000 in equivalent population in several filings within Meridian Ranch, Falcon High School and portions of Latigo Trails as an out of district user.

The service area is located in the Upper Black Squirrel Creek Groundwater Management District and the water bearing formations in descending stratigraphic order are the Dawson, Denver, Arapahoe, and Laramie Fox Hills. These four aquifers are collectively known as the Denver Basin aquifers and are found approximately at depths of 500, 1,400, 1,900, and 2,500 feet below the ground surface.

The water system that serves Meridian Ranch is classified as a “public water system”, and meets all the applicable requirements of the CDPHE.

The water system uses groundwater as its primary source of supply. Filtration and disinfection facilities have been constructed at a central location to ensure good water quality. Elevation differences that exist throughout the property require that the distribution system is divided into two pressure zones to

ensure that the water is delivered at no less than 40 psi during peak hour flow and at no more than 120 psi during periods of low use. Storage facilities and distribution piping are provided to ensure that the residual pressure requirements are achieved both during peak hour demands and during maximum day demands with a superimposed fire flow of 1500 gpm for the residential areas and up to 3500 gpm for commercial areas. The upper pressure zone (Zone 1) is a closed loop distribution system served by pumps that provide the required pressures, these are located in the same location as the filtration and disinfection facilities. The lower pressure zone (Zone 2) is a conventional gravity system served by storage tanks to provide the required pressures.

MSMD currently provides water service to 117 Latigo Trails home sites as out of district users. Latigo Trails is located within Zone 1 north of and adjacent to Meridian Ranch. The water used to provide this service comes from a Laramie Fox Hills well under permit no. 46406-F. This well is permitted for use within the Meridian Service Metropolitan District as well.

The District's current use is based on an average of 20% renewable water sources and is actively seeking renewable sources and replacement sources with Cherokee Metro Water District to date.

**c. Parks and Open Space Requirement**

Rolling Hills Ranch Filing 3 includes open space tracts approximately 11.8 acres in size including trail connections to the extensive trail and open space provisions within Meridian Ranch. The proposed Open Space dedication for the project of 11.8 acres achieves an 18% dedication exceeding the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b.

As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$272 per subdivision lot for Urban Parks and \$430 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Rolling Hills Ranch Filing 3
Urban	\$56,848
Regional	\$89,780
Total	\$146,718

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

**d. Drainage**

A Final Drainage Report for the Rolling Hills Ranch Filing 3 is submitted with this application package.

e. Traffic

A Traffic Report prepared by LSC is submitted in support of this application. Overall suggested improvements noted with the development can be found on Table 4 of the provided report.

Specific development improvements were provided with the Rolling Hills PUD Filings 1-3 by the developer will include the following:

- Construct a 190-foot westbound left-turn lane on Rex Road approaching Rolling Ranch Drive and a 185-foot eastbound left-turn lane on Rex Road approaching Estate Ridge Drive with a shared 90-foot reverse curve taper.
- Construct a 155-foot eastbound right-turn deceleration lane on Rex Road approaching Rolling Ranch Drive plus a 160-foot taper.

f. Geotechnical Report

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

Specific development recommendations previously provided with the Rolling Hills PUD Filings 1-3 to the developer included the following:

- Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, shallow groundwater, loose soils and expansive soils.
- Additional investigation after overlot grading is recommended to address the possibility of shallow groundwater and potential mitigation.

Some constraints with development are imposed by the existing geologic conditions from artificial fill, expansive or loose soils and potentially shallow ground water but through proper design and engineering can be properly mitigated. Techniques noted in the supplied the Geotechnical Report dated September 20, 2019 address these specific mitigation techniques in more detail but involve over excavation for loose and expansive soils and perimeter drains for areas identified with high subsurface moisture.

g. Utilities

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

h. Wildlife

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

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

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

**CRITERIA FOR APPROVAL**

• ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location. The proposed residential subdivision also satisfies the policies of the County Policy Plan & County Water Master Plan as noted above.

• ***The subdivision is consistent with the purposes of this Code;***

The proposed development meets all aspects of the Code except for where specific modifications are requested or as otherwise modified by the approved Filing 1-3 PUD.

• ***The subdivision is in conformance with the subdivision design standards and any approved sketch plan;***

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on February 20<sup>th</sup>, 2018. This shows the land use designation of the area now comprising the Rolling Hills Filing 1-3 as MR-R3 (3 du/ac). The Final Plat for Rolling Hills Filing 3 comprises 209 lots on approximately 65 acres, which represents a density of 3.22 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.02 dwellings per acre. The Final Plat is, therefore, in accordance with the approved Sketch Plan.

• ***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;***

Meridian Service Metropolitan District will provide central water to the project. The District has a sufficient water supply.

• ***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.***

Meridian Service Metropolitan District will provide sanitary sewer service to the project. The District has an established sewage disposal facility. The projected demand on the existing wastewater facilities with the addition of Rolling Hills Ranch PUD is 0.594 MGD. The current capacity allocated to MSMD at the PBHWTP is 0.086 MGD and the total capacity available at the CMDWRF is 2.2 MGD for a total of just under 2.3 MGD. The available capacity of the wastewater treatment facilities is sufficient to accept the additional flows from Rolling Hills Ranch PUD. The total available capacity of 2.3 MGD is greater than the projected current demand of 0.594 MGD. Based on the above analysis the existing wastewater treatment facilities have sufficient capacity to accept additional wastewater from Rolling Hills Ranch PUD.

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

The Geotechnical Report prepared by Entech Engineering Inc. in support of this application identifies some geologic constraints on construction, but nothing that would prevent the development of this site. These geologic constraints are listed above and are noted with the ability to be mitigated with proper engineering and construction practices relating to foundation design and drainage.

- ***Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;***

A Final Drainage Report for the Rolling Hills Filing 3 is submitted with this application package. Proposed drainage improvements include an additional detention and water quality pond in the southeast corner of the project

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

Legal and physical access is provided to all lots by public rights-of-way.

- ***The proposed subdivision has established an adequate level of compatibility by***

- (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;***

There are no natural physical features in this project. The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. A neighborhood park is included with this application which will serve the entire Rolling Hills Ranch PUD. Open space tracts with trails within this PUD provide connectivity to the amenities in this subdivision and the wider Meridian Ranch area.

- (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;***

The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. This reduces the need for using motor vehicles to access local amenities, thereby conserving energy and the environment. There is no public transportation system serving this part of the County.

- (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;***

There is no requirement for a transition with adjacent uses as the surrounding area is single-family residential at similar densities. Landscaping is provided along the streets and in the park and open space tracts.

- (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and***

There are no environmentally sensitive areas in this Final Plat. Natural features in Meridian Ranch were assessed with the Sketch Plan and are preserved in open space areas along the principal drainage corridors.

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

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

***(5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;***

A Final Drainage Report, Traffic Report and Geotechnical Report are submitted with this application package. The provision of adequate roads, utilities and public facilities is planned as part of the master planned community. New road connections are proposed with these filings which will complete the road network in this southern part of the project. An additional detention pond is also included with this development.

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

***• Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;***

Appropriate Will Serve Letters and Letters of Commitment have been provided addressing the ability to adequately serve the proposed subdivision. Provisions for all necessary services are provided in the attached PUD Development package are provided to serve the proposed subdivision.

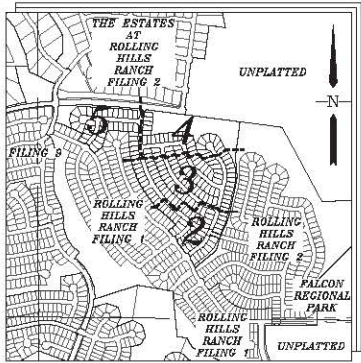
***• The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and***

An appropriate Fire Protection Report has been provided showing the ability of the Falcon Fire Departments (FPD) ability to serve the proposed development. FPD Will Serve Letter included in addition.

***• The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.***

The proposed development meets all aspects of the Code except for where specific modifications are requested or as otherwise modified by this PUD. Information provided above with project Request.





## LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TOHANG, PRESIDENT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

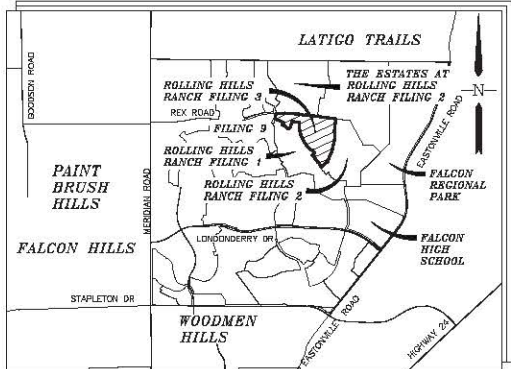
BEGINNING AT THE SOUTHWEST CORNER OF TRACT F OF ROLLING HILLS RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE WESTERN BOUNDARY LINE OF SAID FILING AND THE EASTERLY RIGHT-OF-WAY LINE OF ROLLING PEAKS DRIVE AND EASTERLY BOUNDARY OF ROLLING HILLS RANCH FILING NO. 1, RECORDED WITH RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY AND A CURVE TO THE LEFT;

THE FOLLOWING THIRTY FIVE (35) COURSES ARE ON SAID BOUNDARY LINE:

1. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 430.00 FEET, A DELTA ANGLE OF 19°11'01", AN ARC LENGTH OF 143.97 FEET, WHOSE LONG CHORD BEARS N27°43'13"W A DISTANCE OF 143.30 FEET TO A REVERSE CURVE TO THE LEFT;
2. THENCE N37°18'43"W A DISTANCE OF 5.00 FEET;
3. THENCE N07°41'17"E A DISTANCE OF 31.11 FEET;
4. THENCE N37°18'43"W A DISTANCE OF 60.00 FEET;
5. THENCE N82°18'43"W A DISTANCE OF 31.11 FEET;
6. THENCE N37°18'43"W A DISTANCE OF 196.00 FEET;
7. THENCE N07°41'17"E A DISTANCE OF 31.11 FEET;
8. THENCE N37°18'43"W A DISTANCE OF 60.00 FEET;
9. THENCE N37°18'43"W A DISTANCE OF 31.11 FEET;
10. THENCE N37°18'43"W A DISTANCE OF 12.18 FEET TO A CURVE TO THE LEFT;
11. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 730.00 FEET, A DELTA ANGLE OF 08°45'05", AN ARC LENGTH OF 88.02 FEET, WHOSE LONG CHORD BEARS N40°41'16"W A DISTANCE OF 85.97 FEET;
12. THENCE N49°29'46"E A DISTANCE OF 137.49 FEET;
13. THENCE N44°03'58"W A DISTANCE OF 123.28 FEET;
14. THENCE N51°02'42"W A DISTANCE OF 252.48 FEET;
15. THENCE N36°17'59"W A DISTANCE OF 267.98 FEET;
16. THENCE N31°16'00"W A DISTANCE OF 60.00 FEET;
17. THENCE N32°36'03"W A DISTANCE OF 70.02 FEET;
18. THENCE N23°19'51"W A DISTANCE OF 116.44 FEET;
19. THENCE N20°13'56"W A DISTANCE OF 117.82 FEET;
20. THENCE N18°17'16"W A DISTANCE OF 124.13 FEET;
21. THENCE N10°51'24"W A DISTANCE OF 125.08 FEET;
22. THENCE N07°44'05"W A DISTANCE OF 145.69 FEET;
23. THENCE N07°12'17"E A DISTANCE OF 140.80 FEET;
24. THENCE N88°03'00"W A DISTANCE OF 305.00 FEET;
25. THENCE S16°34'24"W A DISTANCE OF 254.62 FEET;
26. THENCE S52°12'07"W A DISTANCE OF 140.63 FEET TO A NON-TANGENT CURVE TO THE LEFT;
27. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 580.00 FEET, A DELTA ANGLE OF 09°42'05", AN ARC LENGTH OF 98.21 FEET, WHOSE LONG CHORD BEARS N42°38'56"W A DISTANCE OF 98.09 FEET;
28. THENCE N05°36'43"W A DISTANCE OF 32.19 FEET;
29. THENCE N52°38'16"W A DISTANCE OF 60.00 FEET;
30. THENCE S80°20'11"W A DISTANCE OF 32.19 FEET TO A NON-TANGENT CURVE TO THE LEFT;
31. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 580.00 FEET, A DELTA ANGLE OF 07°50'52", AN ARC LENGTH OF 79.44 FEET, WHOSE LONG CHORD BEARS N61°42'00"W A DISTANCE OF 79.38 FEET;
32. THENCE N85°37'27"W A DISTANCE OF 20.16 FEET;
33. THENCE N37°21'44"E A DISTANCE OF 123.15 FEET;
34. THENCE N85°37'27"W A DISTANCE OF 315.00 FEET;
35. THENCE N72°44'13"W A DISTANCE OF 102.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SUNRISE RIDGE DRIVE AND EASTERLY BOUNDARY LINE OF THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1, RECORDED WITH RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

# ROLLING HILLS RANCH FILING NO. 3 AT MERIDIAN RANCH A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO.

PLAT NO. \_\_\_\_\_



## NOTES:

- 1) BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T12S, R64W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR S89°18'12"E FROM THE NORTHWEST CORNER OF SECTION 19 ((2) REFERENCE MONUMENTS PLS 24864) TO THE NORTH QUARTER CORNER OF SECTION 19 (3.25" ALUM. CAP PLS 24865).
- 2) THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO REX ROAD.
- 3) ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE ENTIRE AREA OF THESE EASEMENTS ARE HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GTL, INC. DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 4) UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 5) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 6) THE WATER AND SEWER PROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.
- 7) NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS, EXCEPT FENCES, FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
- 8) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- 9) ACCESS, NO DRIVEWAY SHALL BE ESTABLISHED UNLESS ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 10) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 11) DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- 12) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO: THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- 13) TRACTS I, J, & K ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, RECREATION AND UTILITY TRACTS TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT. THE ENTIRE AREA OF THESE TRACTS IS HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GTL, INC., DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. ALL OPEN SPACE/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.
- 14) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. \_\_\_\_\_ BY HERITAGE TITLE COMPANY, DATED \_\_\_\_\_.
- 15) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 16) ALL PUBLIC LAND SURVEY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY URS CORPORATION DATED APRIL 13, 2000, BOUNDARY SURVEY IS RECORDED WITH RECEPTION NUMBER 201900096 OF EL PASO COUNTY RECORDS.
- 17) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF THE EL PASO COUNTY, COLORADO.
- 18) THE PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN FILES PUD SP-19-009 AS RECORDED WITH RECEPTION NO. 221012785 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- 19) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 20) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 21) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 22) ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD AND SHALL NOT BE REQUIRED TO PARTICIPATE IN THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, IN ACCORDANCE WITH THE PROVISIONS OF THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT CONCERNING WOODMEN ROAD ADOPTED PURSUANT TO RESOLUTION NO. 13-041.
- 23) FLOOD PLAIN: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 0801005525, EFFECTIVE ON DECEMBER 7, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
- 24) SIGHT DISTANCE EASEMENTS SHALL BE DEDICATED TO EL PASO COUNTY. MAINTENANCE OF THE SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY OBJECT WITHIN THE SIGHT DISTANCE EASEMENT MORE THAN THIRTY (30) INCHES ABOVE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION AND SHALL BE REMOVED OR LOWERED. TREES MAY BE PERMITTED AT THE DISCRETION OF THE EGM ADMINISTRATOR IF PRUNED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- 28) ALL ROOF DRAINS SHALL DISCHARGE AND DRAIN ACROSS LANDSCAPE AREAS PRIOR TO EXISTING THE PROPERTY. ROOF DRAINS SHALL NOT DISCHARGE DRAIN ONTO A DRIVEWAY NOR BE PIPED TO COUNTRY RIGHT-OF-WAY.
- 29) THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT CONTAINED WITHIN THIS PLAT AS RECORDED BY RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECDATION OF THIS PLAT.
- 30) LOTS 1-209 ACREAGE: 41.083  
TRACT A-C ACREAGE: 11.792  
STREETS ACREAGE: 11.898  
TOTAL ACREAGE: 64.773

## OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "ROLLING HILLS RANCH FILING 3 AT MERIDIAN RANCH". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:  
GTL, INC. DBA GTL DEVELOPMENT, INC., RAUL GUZMAN, VICE PRESIDENT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

GTL, INC., DBA GTL DEVELOPMENT, INC.

BY: \_\_\_\_\_  
RAUL GUZMAN, VICE PRESIDENT

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY RAUL GUZMAN, VICE PRESIDENT, GTL, INC. DBA GTL DEVELOPMENT, INC.

NOTARY PUBLIC \_\_\_\_\_ ADDRESS \_\_\_\_\_

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

MERIDIAN SERVICE METROPOLITAN DISTRICT

BY: \_\_\_\_\_

MILTON GABRIELSKI, PRESIDENT

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY MILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT.

NOTARY PUBLIC \_\_\_\_\_ ADDRESS \_\_\_\_\_

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

## SURVEYOR'S CERTIFICATION:

I JAMES F. LENZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_.

JAMES F. LENZ  
COLORADO REGISTERED PLS NO. 34583

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

## APPROVALS:

### PLANNING AND COMMUNITY DEVELOPMENT:

THIS PLAT FOR "ROLLING HILLS RANCH FILING 3 AT MERIDIAN RANCH" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

### RECORDATION INFORMATION:

STATE OF COLORADO  
COUNTY OF EL PASO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER \_\_\_\_\_

### FEES:

RECEIPT NO: \_\_\_\_\_  
PLAT FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_  
SCHOOL: \_\_\_\_\_  
PARK: \_\_\_\_\_  
BRIDGE: \_\_\_\_\_  
DRAINAGE: \_\_\_\_\_

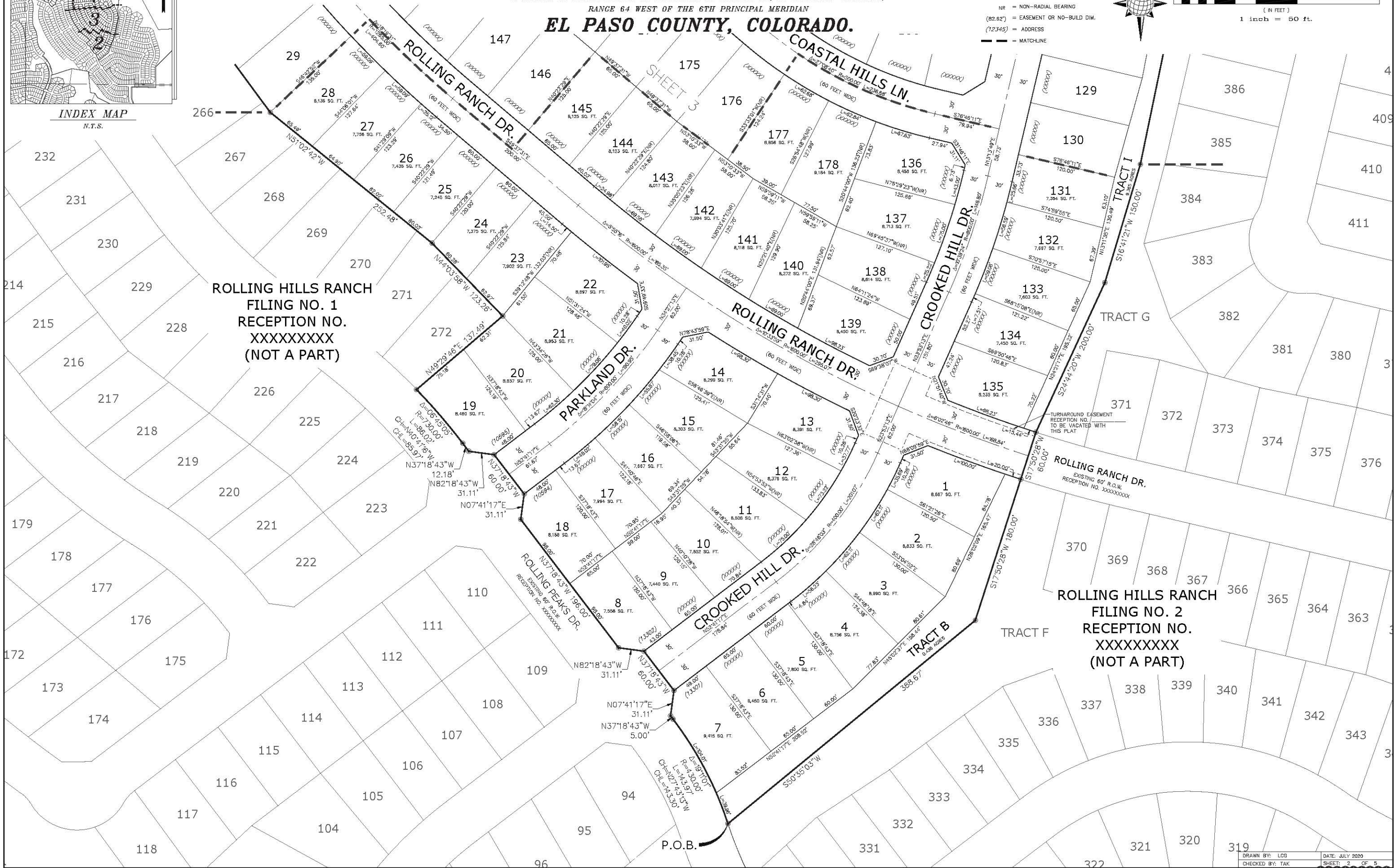
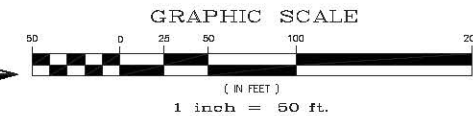




# ROLLING HILLS RANCH FILING NO. 3 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
**EL PASO COUNTY, COLORADO.**

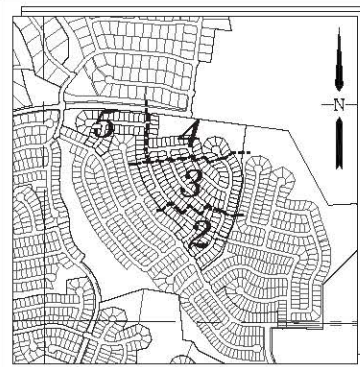
- LEGEND**
- = FOUND MONUMENT AS SHOWN
  - ⊙ = FOUND #4 REBAR WITH CAP  
PLS 34583
  - = SET #4 REBAR W/CAP  
PLS 34583
  - NR = NON-RADIAL BEARING
  - (82.62) = EASEMENT OR NO-BUILD DIM.
  - (12345) = ADDRESS
  - = MATCHLINE





# ROLLING HILLS RANCH FILING NO. 3 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
**EL PASO COUNTY, COLORADO.**



INDEX MAP

N.T.S.

- LEGEND**
- = FOUND MONUMENT AS SHOWN
  - = FOUND #4 REBAR WITH CAP  
PLS 34583
  - = SET #4 REBAR W/CAP  
PLS 34583
  - NR = NON-RADIAL BEARING
  - (82.62) = EASEMENT OR NO-BUILD DIM.
  - (12345) = ADDRESS
  - = MATCHLINE



GRAPHIC SCALE



(IN FEET)  
1 inch = 50 ft.



ROLLING HILLS  
RANCH  
FILING NO. 1  
RECEPTION NO.  
XXXXXXXXXX  
(NOT A PART)

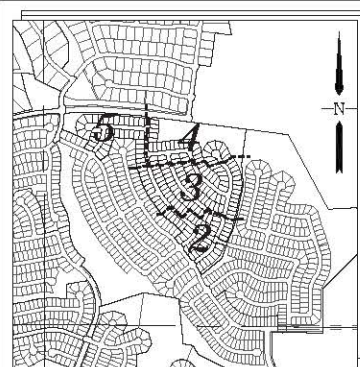
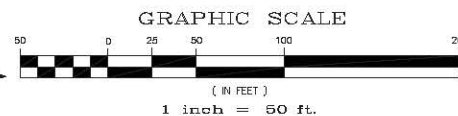
ROLLING HILLS  
RANCH  
FILING NO. 2  
RECEPTION NO.  
XXXXXXXXXX  
(NOT A PART)



# ROLLING HILLS RANCH FILING NO. 3 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
**EL PASO COUNTY, COLORADO.**

- LEGEND**
- = FOUND MONUMENT AS SHOWN
  - ⊙ = FOUND #4 REBAR WITH CAP  
PLS 34583
  - = SET #4 REBAR W/CAP  
PLS 34583
  - NR = NON-RADIAL BEARING
  - (82.62') = EASEMENT OR NO-BUILD DIM.
  - (12345) = ADDRESS
  - = MATCHLINE



INDEX MAP  
N.T.S.

THE ESTATES AT  
ROLLING HILLS RANCH  
FILING NO. 2  
RECEPTION NO.  
XXXXXXXXXX  
(NOT A PART)

TRACT C

TRACT D

REX ROAD  
EXISTING 80' R.O.W.  
THE ESTATES AT ROLLING HILLS RANCH  
FILING NO. 2  
RECEPTION NO. XXXXXXXXX

UNPLATTED

TRACT A  
9.365 ACRES

TRACT A  
6.365 ACRES

ROLLING HILLS  
RANCH  
FILING NO. 2  
RECEPTION NO.  
XXXXXXXXXX  
(NOT A PART)

ROLLING RANCH DR.  
(60 FEET WIDE)

BLUFFPOINT DR.  
(60 FEET WIDE)

BLUFFPOINT DR.  
(60 FEET WIDE)

CROOKED BLUFF DR.  
(60 FEET WIDE)

CROOKED HILL DR.  
(60 FEET WIDE)

COASTAL HILLS LN.  
(60 FEET WIDE)

SHEET 3



TRACT C

TRACT D

REX ROAD

EXISTING 80' R.O.W.  
THE ESTATES AT ROLLING HILLS RANCH  
FILING NO. 2  
RECEPTION NO. XXXXXXXXX

$\Delta = 02^{\circ}14'02''$   
 $R = 7440.00'$   
 $L = 290.08'$   
 $CH = S84^{\circ}47'44''E$   
 $CHL = 290.06'$

TRACT C

74	75
MERIDIAN RANCH FILING NO. 9 RECEPTION NO. 216713763 (NOT A PART)	

TRACT C

MONUMENT VISTA DR.

TRACT D

TRACT C

ROLLING HILLS RANCH  
FILING NO. 1  
RECEPTION NO.  
XXXXXXXXXX  
(NOT A PART)

ROLLING RANCH DR.

SHEET 4

82

1

3

160

154

[illegible]

DRAWN BY: LCG	DATE: JULY 2020
CHECKED BY: TAK	SHEET: 5 OF 5
PCD PROJECT NO. SF-XX-XX	

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Park Lands Agreement – Forest Lakes Residential Development #2, LLC

**Agenda Date:** May 12, 2021

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

**Presenter:** Ross Williams, Park Planner  
Community Services Department

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

#### Background Information:

The Forest Lakes Residential Development is a 977-acre development located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake. The developer is in the process of completing a Final Plat application for a portion of the Property to be platted as Forest Lakes Filing No. 6 for development of 68 single-family lots, whose application is anticipated to go before the Planning Commission and the Board of County Commissioners in 2021.

At the December 2020 Park Advisory Board (PAB) meeting, the PAB included the following as part of the endorsed recommended motion regarding the Forest Lakes Filing No. 6 Final Plat:

*“...(7) require fees in lieu of land dedication for urban park purposes in the amount of \$20,060. 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.”*

Please find enclosed the proposed Park Lands Agreement that includes providing a waiver of the \$20,060 of urban park fees provided the Property Owner constructs gravel-surfaced trails to include a neighborhood connection to the Forest Lakes Secondary Regional Trail and trail amenities, within two years of the execution of this agreement. The Property Owner estimates the overall cost of the project to be \$25,663. The project includes the construction of Tier III gravel-surfaced trails, as well as the installation of benches, a dog waste station, trash receptacles, signage, and landscaping.

#### Recommended Motion:

\_\_\_\_\_ move to endorse the Park Lands Agreement with Forest Lakes Residential Development #2, LLC.

**PARK LANDS AGREEMENT**  
**FOREST LAKES FILING NO. 6**

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between FOREST LAKES RESIDENTIAL DEVELOPMENT #2, LLC, ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

**RECITALS**

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado, consisting of approximately 977 acres and commonly known and described as Forest Lakes (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County in 2002.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Forest Lakes platted as Filing No. 6 (the "Property") for development of 68 single-family lots, whose application is anticipated to go before the Planning Commission and the Board of County Commissioners in 2021.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for Filing No. 6 to be \$20,060.

D. The County desires to grant the Property Owner \$20,060 in Urban Park Fee Credits, provided that the Property Owner installs Urban Park Improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tracts A in Filing No. 6, and which Park Improvements will provide urban recreation opportunities for residents living in Forest Lakes Filing No. 6.

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

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as the Forest Lakes Filing No. 6 Tract A located along Mesa Top Road, west of the intersection of Old Denver Highway and Baptist Road. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain Park Improvements within the designated tracts.



- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$20,060.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for Forest Lakes Filing No. 6.
- d. The Park Improvements shall include but are not limited to crusher fines surfaced multi-use trails for use by the public and residents, benches, signage, and a dog waste station.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$20,060 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Forest Lakes until such time the Park Improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The site(s) will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Forest Lakes Phase II PUD Development and Preliminary Plans.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the Park Improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Forest Lakes Metropolitan District (the "District") for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the District. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

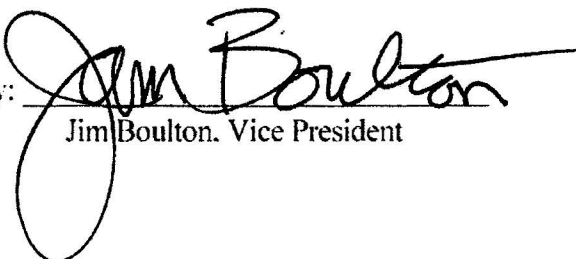
4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

BOARD OF COUNTY COMMISSIONERS  
EL PASO COUNTY, COLORADO

FOREST LAKES RESIDENTIAL  
DEVELOPMENT #2, LLC.

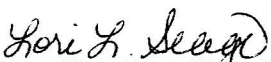
By: \_\_\_\_\_  
Chair

By:   
Jim Boulton, Vice President

ATTEST:

\_\_\_\_\_  
Clerk & Recorder

APPROVED AS TO FORM:

  
\_\_\_\_\_  
County Attorney's Office



2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
MAIN: 719.592.9333  
*ClassicHomes.com*

November 20, 2020

Ross Williams  
El Paso County Community Services Department  
2002 Creek Crossing  
Colorado Springs, Colorado 80905

**RE: FOREST LAKES FILING NO. 6 – URBAN PARK FEE CREDIT REQUEST**

Dear Mr. Williams:

On behalf of Classic Homes, I respectfully request that the Community Services Department consider our request to enter into a Park Lands Agreement to grant Urban Park Credits for Forest Lakes Filing No. 6.

As part of the Filing 6 development, Classic Homes will be installing part of the Phase 2 trail system, which will provide a valuable recreational amenity for the residents and connections throughout the community to the regional trail and to Waterfront Park, which is the centerpiece of Forest Lakes. Attached is an exhibit identifying the proposed trails and associated improvements, and a cost estimate for their construction.

Forest Lakes Filing No. 6 comprises 68 lots and the requested credit is \$20,060 (\$295 x 68). The value of the installed improvements is estimated to be \$25,663, which exceeds the total of the requested Urban Park Credits.

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

Sincerely,

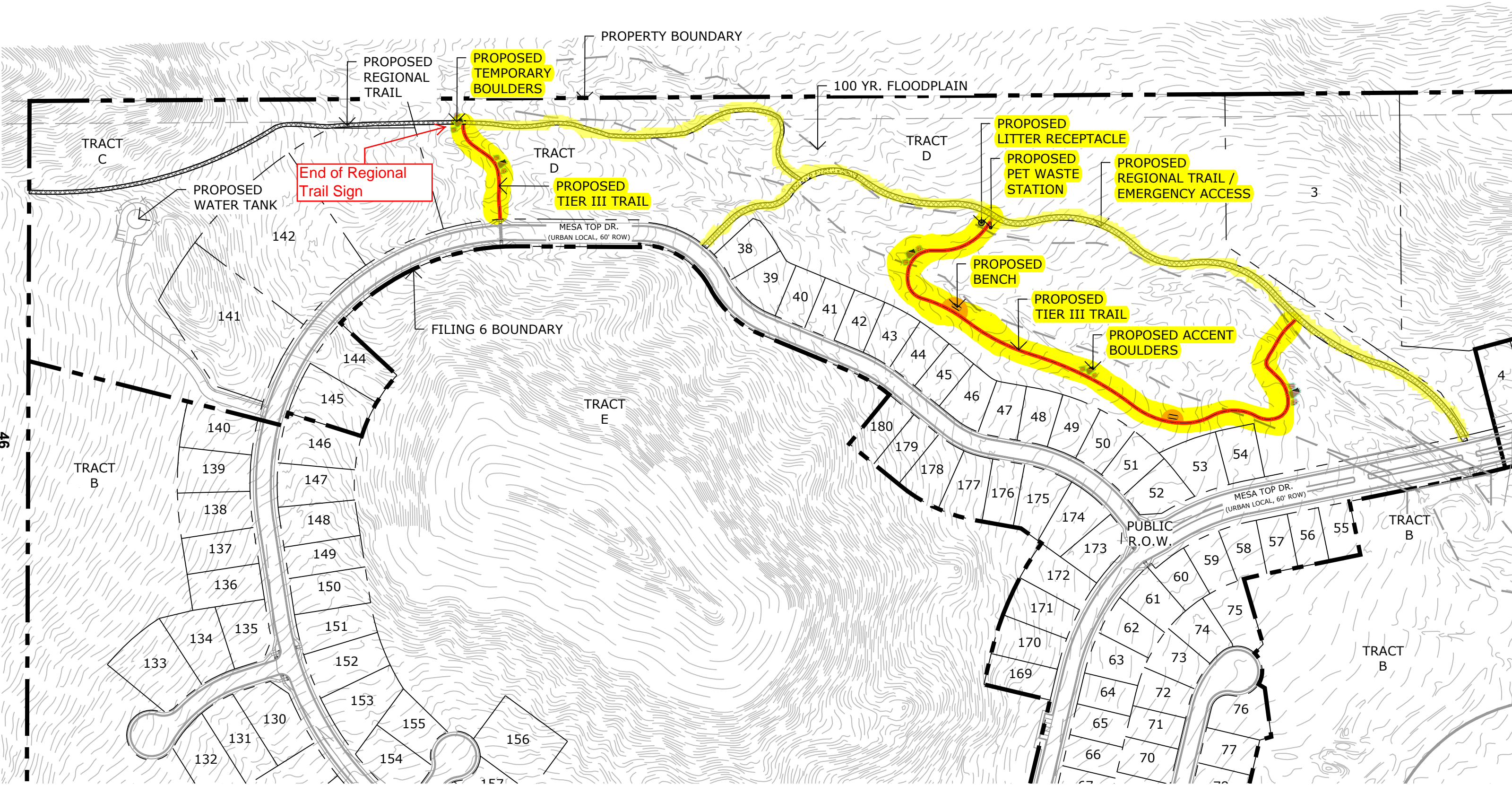
  
**Jim Boulton**  
Classic Homes  
Vice President/Project Manager  
719-499-3818 (cell)  
719-785-3259 (off.)

**Forest Lakes Phase 2 Filing 6 Open Space/Trails  
ESTIMATE OF PROBABLE CONSTRUCTION COSTS**

CLIENT: Classic	UNIT PRICE DATE:	2018/2019
PROJECT NAME: Fprest Lakes Phase 2 Filing 6	DATE:	10/21/2020
LOCATION: Monument, CO	PREPARER:	<b>N.E.S. Inc.</b>
DRAWING REF: Forest Lakes Phase 2 Filing 6 Open Space Trail Exhibit for PLA.dwg		

ITEM	SIZE	QUANTITY	UNIT	UNIT PRICES	TOTAL
<b>Grading &amp; Clearing</b>					
Rough Grading & Clearing Trail Corridor		503	C.Y.	\$4.00	\$2,012.00
				<b>SUBTOTAL</b>	<b>\$2,012.00</b>
<b>Trails</b>					
County Tier III Compacted 3/8" Crushed Limestone or equivalent trail surfacing	4" depth	125	C.Y.	\$112.00	\$14,000.00
				<b>SUBTOTAL</b>	<b>\$14,000.00</b>
<b>Site Amenities</b>					
Litter Receptacle		1	EA	\$570.00	\$570.00
Benches		2	EA	\$1,500.00	\$3,000.00
2'-3' Diameter Accent Boulders		12	EA	\$250.00	\$3,000.00
Compacted 3/8" Crushed Limestone or equivalent for Bench Pads	4" depth	4	C.Y.	\$112.00	\$448.00
Pet Waste Station		1	EA	\$300.00	\$300.00
				<b>SUBTOTAL</b>	<b>\$7,318.00</b>
				<b>SITE IMPROVEMENTS SUBTOTAL</b>	<b>\$23,330.00</b>
				<b>10% CONTINGENCY</b>	<b>\$2,333.00</b>
<b>TOTAL ESTIMATED COST</b>				<b>GRAND TOTAL</b>	<b>\$25,663.00</b>







## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** 2021 - 22 Officer Elections

**Agenda Date:** May 12, 2021

**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 2020 - 21 officers include:

Chairperson -	Ed Hartl
Vice-Chairperson -	Alan Rainville
Second Vice-Chairperson -	Anne Schofield
Third Vice-Chairperson -	Jim Cassidy
Secretary -	Vacant (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 2021 - 2022 year.

**El Paso County Parks  
2021 Action Plan**

<b>Recreation / Cultural Services</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Paint Mines Interpretive Park Program Expansion	Theresa Odello	High	Completed
County Fairgrounds Entrance Procedure Upgrades	Todd Marts	High	
Sensory Based Program at Bear Creek Nature Center	Molly Hamant	Medium	
Upgrade Cubs Corner at Bear Creek Nature Center	Mary Jo Lewis	Low	
Upgrade Watershed Exhibit / Fountain Creek Nature Center	Nancy Bernard	Low	
Provide Wheelchairs at Nature Centers	Theresa Odello	Medium	
Expand Program Diversity	Nancy Bernard	High	Completed
Expand Birding Programs at Fountain Creek Nature Center	Jessica Miller	Medium	
Establish Traveling Leave No Trace Exhibit	Theresa Odello	Low	
Explore a Rainbow Falls Reservation System	Theresa Odello	High	Completed
Establish a Social Media Plan for Nature Centers	Jessica Miller	Medium	
Implement Front Desk Nature Center Online Registration Process	Mary Jo Lewis	Medium	
<b>Park Operations Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Develop Individual Park Operation Plans	Brian Bobeck	Medium	
County Park Master Plan	Brian Bobeck	High	Plan Development Phase
Jones Park Master Plan	Brian Bobeck	High	
Paint Mines Interpretive Park Master Plan	Ross Williams	High	
Homestead Ranch Regional Park Master Plan	Greg Stachon	Medium	
Research Facility Reservation / Cleanup Process	Tim Wolken		Completed
Expand Use of Native Grasses in Park System	Kyle Melvin	Medium	
Review County Parks Signage Standards	Greg Stachon	Medium	
<b>Capital Improvement Projects</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Kane Ranch Open Space	Greg Stachon	High	Construction Phase
Bear Creek Regional Park Restroom Replacement	Jason Meyer	High	Construction Phase
Bear Creek Regional Park Pickleball Courts	Brian Bobeck	High	Construction Phase
Hanson Trailhead Improvements	Jason Meyer	High	Construction Phase
Falcon Regional Park - Phase 2	Jason Meyer	High	Construction Phase
Fox Run Regional Park Upgrades	Greg Stachon	Medium	
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	
Fox Run Regional Trail	Jason Meyer	High	Design Phase
Fairgrounds Walkways	Greg Stachon	High	Construction Phase
Sante Fe Open Space Construction	Ross Williams	High	Bid Phase
County Fairgrounds Barn Replacement	Todd Marts	High	Design Phase
<b>Community Outreach</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Northern Nature Center Capital Campaign	Todd Marts	Medium	
2021 Grant Applications	Brian Bobeck	Medium	Ongoing
County Parks 50th Anniversary Planning	Todd Marts	High	Ongoing
Secure a Partner in the Park / Paint Mines	Dana Nordstrom		Completed
Expand the Use of QR Codes for Donations in County Parks	Dana Nordstrom	Medium	
Create a Social Media Marketing Plan	Dana Nordstrom		Completed

**Community Services Department  
Parks / Recreation & Cultural Services Divisions  
April 2021 Monthly Report**

<u>Facility Revenue Totals To Date</u>		<b>2021</b>				<b>2020</b>
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 87,883	\$ 92,117		\$ 59,329
County Fair / Fairgrounds		\$ 301,000	\$ 71,961	\$ 229,039		\$ 64,230
<b>Total</b>		<b>\$ 481,000</b>	<b>\$ 159,844</b>	<b>\$ 321,156</b>		<b>\$ 123,559</b>
<u>Fundraising Revenue</u>		<b>2021</b>				<b>2020</b>
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 58,000	\$ 17,000		\$ 15,000
Partners in the Park Program	Park Operations	\$ 45,000	\$ 48,750	\$ (3,750)		\$ 20,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 32,479	\$ (22,479)		\$ 5,198
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 4,400	\$ 20,600		\$ 6,950
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 15,000	\$ 25,000		\$ 40,000
<b>Total</b>		<b>\$ 195,000</b>	<b>\$ 158,629</b>	<b>\$ 107,331</b>		<b>\$ 87,148</b>
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>				
<u>Parks Division Reservations</u>		<b>2021</b>			<b>2020</b>	<b>2020</b>
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		3	22	N/A	4	41
February		5	233	N/A	12	879
March		4	31	N/A	6	44
April		157	3892	4.4	0	0
May						
June						
July						
August						
September						
October						
November						
December						
<b>Total</b>		<b>169</b>	<b>4178</b>	<b>4.40</b>	<b>22</b>	<b>964</b>

<u>Parks Facility Reservations</u>		2021	2021		2020	2020
<u>April</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<b><u>Bear Creek Regional Park</u></b>						
Archery Lanes						
Athletic Fields		12	300			
Pavilions		29	895			
Trails		1	100			
Vendor						
Tennis Courts						
Vita Course						
Meeting Room		3	23			
<b><u>Black Forest Regional Park</u></b>						
Athletic Fields						
Pavilions		7	133			
Vendor						
Tennis Courts		4	16			
<b><u>Falcon Regional Park</u></b>						
Baseball Fields						
<b><u>Fountain Creek Regional Park</u></b>						
Athletic Fields		5	240			
Pavilions		11	291			
Trails						
Disc Golf Course		1	72			
Vendor						
<b><u>Fox Run Regional Park</u></b>						
Athletic Fields		42	1065			
Gazebo		4	94			
Warming Hut		3	30			
Pavilions		19	490			
Trails		1	11			
<b><u>Homestead Ranch Regional Park</u></b>						
Pavilions		2	55			
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>		11	50			
<b><u>Rock Island Trail</u></b>						
<b><u>Black Forest Section 16</u></b>		1	7			
<b><u>Rainbow Falls Historic Site</u></b>		1	20			
<b><u>Pineries Open Space</u></b>						
<b>Total Park Facility Reservations</b>		<b>157</b>	<b>3892</b>		<b>0</b>	<b>0</b>



<u>Fairgrounds Facility Reservations</u>		2021			2020	2020
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		0	0		9	478
February		6	178		12	271
March		8	459		3	170
April		20	1208		0	0
May						
June						
July						
August						
September						
October						
November						
December						
<b>Total</b>		<b>34</b>	<b>1,845</b>		<b>24</b>	<b>919</b>
<u>Fairgrounds Facility Reservations</u>		2021		2020		
<u>April</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<b><u>Swink Hall - Fairgrounds</u></b>						
Lions Club Meeting		0	0			
FAB Board Meeting		1	23			
Livestock Sale Committee Meeting		1	20			
Calhan Posse Meeting		1	15			
Calhan HS Testing		1	20			
Barn Committee Meeting		1	15			
Vaccine Clinic		1	160			
4-H Extension - Hog Tag Pick up		1	25			
4-H Sheep Seminar		1	25			
4-H Meeting - Connie Crippen		1	25			
<b><u>Track</u></b>						
Test & Tune		2	170			
Race		1	500			
<b><u>Barns</u></b>						
<b><u>Livestock Arena</u></b>						
4-H Beef Blow & Go		1	80			
Veterans Promise Kept		1	10			
Colorado Austrailian Dog Show		3	60			
<b><u>Grounds -</u></b>						
<b><u>Whittemore - Fairgrounds</u></b>						
Granny in the Garden Class		1	20			
Golden Prairie 4-H Club Meeting		1	20			
4-H Mock Dog Show		1	20			
<b><u>Arena</u></b>						
<b>Month Total Fair Facility Reservations</b>		<b>20</b>	<b>1,208</b>	<b>0</b>	<b>0</b>	

<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>	
Fence damage	1/13/2021	Bear Creek Dog Park	Central District	\$1,400	
Graffiti	1/5/2021	Rainbow Falls	Central District	\$1,625	
Graffiti	1/2/2021	Widefield	Restroom	\$75	
Graffiti	1/16/2021	Widefield	Restroom	\$75	
Torn out playground safety surface, drilled holes	1/20/2021	Widefield	Playground	\$200	
Graffiti	1/7/2021	Widefield	Restroom	\$75	
Careless driver fence damage	1/29/2021	Rainbow Falls	Central District	\$900	
Sink smashed with rock	2/20/2021	Fox Run	Warming Hut	\$200	
Kiosk vandalized and bent	2/1/2021	Forest Green Open Space	North District	\$1,650	
Several glass blocks broken out off wall	2/2/2021	Homestead Ranch	Restroom	\$2,650.00	
14 incidents - vehicles driving / donuts on fields	2/1 - 28/2021	Fox Run	Multi Use Fields	\$1,400	
1 vehicle driving / donuts on fields	2/1 - 28/2021	Black Forest	Multi Use Fields	\$100	
Graffiti	2/8/2021	Crews Gulch Tunnel	South District	\$100	
Graffiti	2/15/2021	Widefield Community Park	South District	\$100	
ATV trail damage	2/23/2021	Falcone Regional Park	Trail	\$300	
2 incidents - vehicles driving / donuts on fields	3/1-31/21	Fox Run	Multi Use Fields	\$200	
Damage to the speed bumps in the trailhead parking lot.	3/5/2021	Rock Island Regional Trail	East District	\$50	
Graffiti on memorial bench, tree, etc.	4/27/2021	Black Forest	North District	\$500	
			<b>Total</b>	<b>\$11,600</b>	
<b><u>Volunteerism</u></b>					
		<b>2021</b>		<b>2020</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		106	372	193	824
February		100	468	234	1,114
March		159	713	110	552
April		365	1,556	86	350
May					
June					
July					
August					
September					
October					
November					
December					
<b>Totals</b>		<b>730</b>	<b>3,109</b>	<b>623</b>	<b>2,840</b>

		2021				
<u>April</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Park Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		72	326			
Adopt-A-Park / Trail / Volunteer Projects		265	1,119			
<b>Total</b>		<b>365</b>	<b>1,556</b>			
<u>Programming</u>	<u>Goal</u>	2021			2020	2020
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		25	218	4.93	45	755
February		27	230	4.96	35	550
March		50	753	4.90	17	361
April		58	1006	4.98	0	0
May						
June						
July						
August						
September						
October						
November						
December						
<b>Totals</b>	<b>800 / 21,000</b>	<b>160</b>	<b>2207</b>	<b>4.94</b>	<b>97</b>	<b>1666</b>
<u>April</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Discover Bear Creek	BCNC	2	12	5.00		
Habitat	BCNC	1	7	5.00		
Nighttime EGGstravaganza at Fox Run	BCNC	4	120	4.80		
Chocolate Bunny Egg Hunt	BCNC	6	180			
Nature Explorers: Rocks Rock!	BCNC	5	51	4.90		
Little Wonders: Animal Babies	BCNC	3	31	5.00		
Kids Night Out: Colorado Cryptids	BCNC	1	10			
Active Adults: CO History Stroll	BCNC	2	18	5.00		
Forest Therapy Walk	BCNC	1	6			
Night Sky Overnight Photography Workshop at Paint Mie	BCNC	1	6			
Full Moon Photography Workshop @ Paint Mines	BCNC	1	13			
Great American Cleanup	BCNC	1	12			
Earth Day Recycling Workshop	BCNC	1	9			
Stories on the Trail	BCNC	2	96			
CO Springs Snow Jets Hiking Group	BCNC	1	18			
Walk the Wetlands	FCNC	1	5	5.00		
Bird Ecology	FCNC	1	4	5.00		
Map & Compass 101	FCNC	1	4	5.00		
Map & Compass 202	FCNC	1	3	5.00		
Discover the Wetlands	FCNC	1	3	5.00		
Nature Adventures: The Very Busy Tree	FCNC	2	16	5.00		
Chocolate Bunny Egg Hunt	FCNC	5	150	4.90		
2's & 3's Outdoors: Busy Beavers	FCNC	2	22	5.00		

50th Anniversary Wood Cookie Scavenger Hunt	FCNC	1	20		
Adult Birding Club	FCNC	1	10	5.00	
Adult Birding Club Field Trip	FCNC	1	8	5.00	
C.A.E.E. Teacher Workshop	FCNC	1	12	5.00	
Life Lesson from Plants in Cattail Marsh Wildlife Area	FCNC	1	12	5.00	
Great American Cleanup	FCNC	1	40		
Colorado College Science class	FCNC	1	14		
special Kids Special Families	FCNC	1	3		
Women's Hiking Group	FCNC	1	5		
50k for 50Y: Homestead Ranch Hike	HRRP	2	16		
Great American Clena Up	RITH	1	70		
<b>TOTALS</b>		<b>58</b>	<b>1006</b>	<b>4.98</b>	

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**ADMINISTRATIVE SERVICES  
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR  
DEBRA REID, ADMINISTRATIVE SUPERVISOR

**April 2021**

**General Updates:**

1. Facility rentals have generated \$87,883 which is 48% of our \$180,000 annual goal.
2. Sabine Carter is working with the Vermont Systems, the company that provides us with our reservation system, to get the Pickleball courts online. The process is ongoing and should be completed and tested by the end of May.

**Special Events:**

1. Online pavilion reservations are on a steady increase. Approximately 88% of all pavilion reservations are being completed online. All special event reservations, trail events, field rentals, photography permits, etc. are completed by staff over the phone or in-person.
2. Staff is working with several youth soccer, Lacrosse and football leagues that have opened up enrollment again this Spring. Unfortunately, an additional running event promoter has pulled the entire 2021 race series and has moved it to 2022. The enrollment numbers did not justify his expenses. Most organizations involved in running event on County trails and parks are hopeful that 2022 will bring all running events back to full capacity.
3. Eleven photography permits have been issued for the month of April with most of them taking place at the Paint Mines Interpretive Park.





4. Section 16 and the Black Forest Regional Park were used as a backdrop for a new Lifetime Movie Network series called “Unhappily Ever After”.

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
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**COMMUNITY OUTREACH / GRANTS**

**Monthly Report – April 2021**

**Dana Nordstrom, Community Outreach Coordinator**

**Community Outreach**

1. **Outreach News:** Join the Fountain Creek Flood Control and Greenway District and County Parks Staff as we present May's Virtual Liquid Lecture featuring 50 years with El Paso County Parks, Thursday, May 20, at 6 pm. To register email: [creekweeksoco@gmail.com](mailto:creekweeksoco@gmail.com).
2. **Partner in the Park Program:** We currently have **nine** Partners in the Park that have sent in their donations for this year! Staff is currently working on signage for our new partners. We are currently seeking partnerships for the Fair and Event Center, Black Forest Regional Park, Rainbow Falls, and Fountain Creek Regional Park. Please forward any suggestions to [dananordstrom@elpasoco.com](mailto:dananordstrom@elpasoco.com).
3. **El Paso County Fair:** Our goal of **\$75,000** is to help generate enough revenue to successfully operate the County Fair. We have surpassed our financial goal and sponsors have committed a **record \$92,000** towards Fair this year. Our new County Fair Dream Team includes Dayna Buffington and AmyJo Fields whose collaboration has made this possible!
4. **Adopt a Park / Trail Program:** We currently have 32 active groups! We are so happy to have our volunteer groups back in our outdoor spaces.
5. **Great American Cleanup Pikes Peak Partners:** Thank you to the hundreds of volunteers who joined us on Saturday, April 24 across El Paso County! Some unusual items found include a boat anchor, a math textbook from 1993 and parts of lawn care equipment! **#DoBeautifulThings**
6. **50<sup>th</sup> Parks Anniversary Celebration:** Donate like its 1971! Consider donating \$19.71 or more to El Paso County Parks and join the 1971 Club. All funds will go directly to mindful and innovative stewardship of our parks, trails, open spaces and nature centers.



COMMISSIONERS:  
STAN VANDERWERF (CHAIR)  
CAMI BREMER (VICE-CHAIR)



HOLLY WILLIAMS  
CARRIE GEITNER  
LONGINOS GONZALEZ, JR.

## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

### Recreation & Cultural Services Division Monthly Report – April 2021

Submitted by Todd Marts, Division Manager

#### General

1. Rainbow Falls Historic Site had a soft opening on April 3. Visitation was limited due to lack of parking on the site, and this has caused some back-ups on Serpentine Drive of cars trying to enter the (full) parking lot. This month we had 2312 visitors and received \$1190 in donations. CDOT has stated that the bridge painting project has been canceled.
2. Park Interpreter/Caretaker has begun working at the Paint Mines and has already proved to be a great asset. This month the Caretaker recorded 1731 Visitor Contacts, meaning times he spoke to and interacted with park visitors. We are in the process of hiring a second staff member to be present on weekends.

#### Projects, Fundraising & Grants:

1. Fountain Creek Watershed Table Exhibit update: building on the steps of having the Arkansas River base constructed by Designs West International last month, EPC Facilities Electricians successfully installed the new LED lights and programmed the color and “flow” to match the existing flow of Fountain Creek and its tributaries.

#### Programs & Special Events:

1. The County Fair staff has hired a company called Skor It for the bull riding. This app will allow people to participate in the judging during the bull riding and at the end the top 3 fans who guess the correct scores will receive a prize. Dana Nordstrom has secured a sponsorship from Summit for prizes.
2. The County Fair & Events Center will be hosting a barrel race on Sunday July 11<sup>th</sup>. Barrel racers will qualify at our June 5<sup>th</sup> and June 19<sup>th</sup> events. Finals will be held during the County Fair.
3. The County Fair & Events Center will co-host four vaccine clinics with Walgreens and Peak Vista.
4. Bear Creek Nature Center staff and volunteers offered a new special event- Nighttime EGGstravaganza at Fox Run Regional Park. This experience offered a mix of education and traditional egg hunting for an older audience- in the dark!



Teams searched for glowing eggs along the trail that contained natural and cultural history answers they needed to earn their prize. A total of one hundred and twenty people participated in waves of thirty at a time through the course of the evening. Feedback was overwhelmingly positive and participant comments included, “Just want to thank all the creative people at the nature center for coming up with this Covid-safe activity that got us outside in nature and not in a crowd. We had a 10-year-old, two 14-year-olds, and a 16-year-old plus two parents. It was a wonderful event that the whole family enjoyed. We learned quite a bit at each station. Thank you for putting it on!” This event will likely be a new annual tradition.

5. •After cancelling last year’s Annual Chocolate Bunny Egg Hunt event due to Covid, Bear Creek Nature Center was thrilled to offer this beloved community event again this year. With Covid- related safety precautions in place, groups of 30 people at a time, totaling one hundred and eighty through the course of the event, followed the bunny guide along the trail to search for eggs. Upon arrival, participants were given a small nature-related picture and are instructed to find only the eggs with pictures that match. This system avoids the competitive nature of typical egg hunts, allowing participants to enjoy a positive relaxed experience in nature. The Pikes Peak Gazette and KRDO News were both onsite to cover this family-friendly event.
6. Bear Creek Nature Center partnered with the Colorado Springs Pioneers Museum for an Active Adults History Stroll; Exploring 150 Years of Regional History. This new walking tour honors the City’s sesquicentennial anniversary through a robust exploration of the community’s history and culture. Two Pioneers Museum staff led two groups of adult participants on an engaging, informative walk through downtown Colorado Springs. This partnership with the City’s Pioneers Museum enriches Bear Creek Nature Center’s Active Adults programming by enabling them to offer high-quality cultural history education programs.
7. On Saturday, April 24<sup>th</sup>, Bear Creek Nature Center provided two opportunities to celebrate Earth Day. The center participated in the Great American Cleanup, hosting a cleanup event on- site and also offered an Earth Day Recycling Workshop as part of their Sustainability Series. The informative and engaging workshop unraveled some of the confusion and uncertainties related to recycling and was free to Bear Creek’s Great American Cleanup volunteers.
8. Bird Ecology Environmental Education Program – Staff worked together to revise and reinstitute an Environmental Education program that was long ago discontinued. We added it to expand Nature’s Classroom so it could have a broader appeal for those families doing their own field trips during COVID. The program consists of 4 components: a bird nature naming ceremony, bird beak game inquiry activity, Exhibit Room discovery time, and a guided hike with a bird migration game. So far, it has been well-received.

9. Map and Compass 202 – Staff worked to build on the successes of Map & Compass 101 by developing a Map & Compass 202 program. Participants were asked to demonstrate how to find the direction of travel with a given compass bearing, and they demonstrated how to find a compass bearing toward a given landmark. A special course was set up in the Duckwood Active Use Area, so participants could have a wide-ranging experience and practice with their compasses.
10. Life Lessons from Plants in the Cattail Marsh Wildlife Area -Staff developed an innovative program based on her 10 favorite plants in the CMWA. It was not a botany lesson, but an opportunity to learn the natural and cultural history of the plants and learn a life lesson from the plant. For example: Rabbitbrush is a native, perennial plant that provides important protective cover and food for mammals and small nesting birds. American Indians used the yellow flowers for yellow dye, made medicinal tea, and chewing gum! Life lesson: Be like the rabbitbrush and provide comfort food and a cozy place for someone who needs it. Twelve teachers associated with the Colorado Alliance for Environmental Education attended this program and loved that it was a cross-curriculum program covering history, science, geography and more.
11. 50K for 50 Years program is in full swing! There are currently 71 participants in the program that have hiked 271.1 kilometers on El Paso County Park Trails as of the end of April. On April 10, staff conducted two groups of hikers at the Homestead Ranch Regional Park, with 17 participants completing the 5k loop. This has turned out to be a successful program that has strong community support.
12. The Great American Clean-Up at Rock Island trailhead in Falcon on April 24 was a very successful event, with 70 participants picking up nearly 100 bags of trash!



**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**PARK OPERATIONS DIVISION  
MONTHLY REPORT  
APRIL 2021**

**Parks Planning**

**Capital Project Management:**

**Santa Fe 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 is nearly completed, with BoCC master plan approval in March 2021. 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 not accessible or located on County property. The IFB for trail construction will be issued in May 2021 with construction following in early summer 2021.

**Ute Pass Regional Trail** - 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. A survey was completed, and regulatory approvals have been initiated. A 30% design and engineers construction estimate were developed in January 2020 and presented to CDOT and CSU. The estimate indicated that the grant funds were not adequate to construct the entire portion of the trail. Staff met with CDOT in February 2020 and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. Rights-of-way research and coordination with the USFS and City of Colorado Springs is ongoing. Final design is anticipated to be completed summer 2021.

**Falcon Regional Park Phase II** - Staff launched Phase II design process which includes a baseball field, multi-use field, parking lot, restroom, playground, and drainage improvements. A GOCO grant was awarded to the County in March 2020. NES was awarded a contract in 2019 to complete the final design of the proposed Phase II improvements which was completed in June 2020. An IFB was issued in September and American Civil Constructors (ACC) was selected at a not to exceed amount of \$955,135. Construction started in December 2020 and will be completed in May 2021. Completed tasks include grading of the new baseball field, multi-use field and drainage swales. Irrigation and



curb / gutter were also completed. Construction of the dugouts, backstop, and field fencing is underway. The parking lot is prepped for paving.

**Paint Mines Interpretive Park** - The Paint Mines Interpretive Park Restoration Project was awarded to Smith Environmental & Engineering in September 2020. Construction began in November after State Historic Preservation Office (SHPO) clearance. The contractor has completed the parking lot expansion, installation of drainage culverts, signage, and fencing. The trail resurfacing is 80% complete. The SE parking lot has been closed and is being used for staging, but the main parking lot and overlook lot are open. Anticipated construction completion is May 2021.

**Bear Creek Regional Park Pickleball Courts** – Design / Build contract for twelve pickleball courts was awarded to Renner Sports Surfaces May 2020. Pickleball court design / engineering was completed August 2020. Post-tension concrete courts were poured middle of October with remaining concrete and fencing completed November 2020. The post-tension concrete requires a 28-day cure time prior to application of acrylic court surfacing and nighttime temperatures need to remain above 40 degrees consistently. Court surfacing will be completed May 2021 and minor site improvements will be completed June 2021.

**Bear Creek Regional Park Restroom**– Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. A design contract was awarded to Tremmel Design Group (TDG) in May 2020. A kickoff meeting was held in May with preliminary concepts reviewed in June. A 60% design development plan set was delivered in September. Public input via website and sign postings was completed in October. Final design was completed in December 2020. Construction drawings were submitted to the Pikes Peak Regional Building Department in January and approved in April. An IFB to construct the restroom was advertised in January and awarded to Raine Building in May. Construction is anticipated to be completed in June.

**El Paso County Fairground ADA Walkways** – A Community Development Block Grant (CDBG) was received in September 2020 to add accessible walkways to the County fairground complex. An IFB was issued in February 2021 and awarded to Olgoonik General in April 2021. The contractor has completed grading for asphalt and completed sections of concrete removal / replacement next to the grandstands. Anticipated construction completion is the end of May 2021.

## **Planning:**

**Fountain Creek Regional Park Master Plan / Phase I Improvements** - All major improvements have been completed with a Dog Park shade shelter and dog agility equipment as the only remaining project components, scheduled for completion in summer 2021.

**Widefield Community Park Master Plan / Phase I/II Improvements** - The Master Plan was approved by the Board of County Commissioners on March 30, 2017. 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. Designscares Colorado was chosen to complete the Phase I Improvements, with construction completed October 2019. Parks has received a \$165,000 CDBG grant for the construction of Phase II Improvements, including two picnic pavilions and ADA access improvements. The CDBG-funded Phase II project will take place in summer/fall 2020. Performance Recreation was chosen to complete the Phase II improvements in 2020 at a not to exceed cost of \$134,090 but was increased to \$183,568 to fund additional ADA compliant playground components. A kick-off meeting was held in August to order pavilions and playground equipment. Replacement of the sidewalk was completed in October. Installation of playground components and safety surfacing was completed in November. Construction of picnic pavilions was completed in March 2021. CDBG grant closeout was completed in April.

**Kane Ranch Open Space Master Plan / Phase I Improvements** – The project was awarded to Veltrans in the amount of \$347,280. Phase I construction is complete. Seeding and erosion blanket has been completed. The site is currently being monitored for vegetation growth. Top Notch Fencing has been awarded a contract to remove and replace the existing property line barbed wire fencing with wildlife-friendly four wire fencing.

#### **Flood Recovery:**

**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 and approved. 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. Procurement was completed in August with a contract being awarded to Tezak at a not to exceed amount of \$1,991,829. Pre-construction activities began in November and construction started in December with completion by May 2021. Completed tasks include bridge removal, point bar removal, creek bank restoration, bend way weir construction, J hook construction, overflow channel construction, trail construction, and completion of new bridge piers and abutments. Remaining tasks include placement of the salvaged bridge, installation of the new bridge, and site revegetation. Due to supply chain issue the new pedestrian bridge is not anticipated until June, 2021.

#### **Other:**

**Development Permit Application Reviews** - Staff reviewed two development permit applications to be presented for endorsement at the May PAB meeting and provided internal administrative comments for an additional 4 applications during April.

**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 the following grants: \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park; \$350,000 2020 GOCO grant for Falcon Phase II; \$164,700 2020 CDBG grant for Fairgrounds walkway improvements.

### **Park Operations / Miscellaneous Projects**

#### **Central District:**

**Bear Creek Regional Park** – With above average precipitation totals in the month of April, hopefully, “April showers bring May flowers.” Staff spent multiple days this month clearing snow from County facilities and park properties, but the seasonal temperatures and nice weather allowed staff to also continue with annual maintenance tasks and multiple projects.

Improvements at the pickleball and archery range parking lot in Bear Creek West are moving along as planned. Grading is completed, asphalt millings have been used to resurface the parking lot, and

installation of new post and dowel perimeter fencing is nearing completion. Landscape design and installation will begin in May.

Spring aeration and fertilization were completed throughout the month of April. The wet month has provided maintenance staff the opportunity to turn on irrigation and check heads, while relying on mother nature to do much of the watering.

Park Planning and Park Maintenance staff met onsite with Raine Construction to discuss logistics regarding the upcoming demolition / construction of the new restrooms at Bear Creek West. This highly anticipated and much needed project will hopefully start in the next reporting period.

El Paso County used the month of April to provide CDL training to park staff. Training was provided in conjunction with the pickleball / archery range lot renovation project where staff members hauled over 400 tons of asphalt millings used to resurface the existing lot.

The Charmaine Nymann Community Garden opened for the season in April. All garden plots have been reserved and with the wet spring the garden association is anticipating a good growing season.

The annual Great American Cleanup took place on April 24<sup>th</sup> with over 35 volunteers donating their time to help beautify Bear Creek Regional Park. Trash collection and addition of ornamental mulch around Park Headquarters were tasks completed that day. El Paso County staff would like to thank all volunteers for their time and efforts!

Warmer weather seems to be promoting more illegal camping within Bear Creek Park. Staff has spent significant time cleaning up these camping sites after Park Security has posted the violation.

**Bear Creek Dog Park** – The Park continues to experience a large volume of guests and staff commits significant daily effort with trash removal and facility cleaning. The April Stools and Great American Cleanup volunteer events took place during the month of April. Both events had large turnouts and were a great success.

Park staff has solidified dates for parking lot sweeping and lot restriping which will take place during the next reporting period.

The Bear Creek Dog Park Friends group and County staff held a virtual meeting to discuss questions, concerns, and ongoing projects involving the dog park. Some items discussed were new entrance gates, possibility of adding parking lot lights, parking lot restriping, and the need for new ADA signs.

**Rainbow Falls Historic Site** – The historical site opened for the year with higher than average park usage. The Recreation and Cultural Services department are doing their best to keep up with the high volume of visitors and lack of available parking. Park Security has been called to help with traffic issues along Serpentine Dr. Maintenance staff continues to provide weekly visits to monitor security cameras, remove trash, check portable restrooms, and monitor the site for new graffiti.

**Downtown Facilities** – Downtown staff members remain busy with general maintenance tasks including aeration, fertilization, and irrigation checks. The wet spring and warm weather have mowing, trimming and spraying operations in full swing.

Multiple projects in the surrounding downtown area have required staff to dedicate additional time and resources to maintain County properties to the high standards expected.

Dakine Landscape completed portions of the landscape renovations at the Metro Jail entrance. Park staff will finalize the project by adding plants, irrigation, and decorative rocks during.

In preparation for a new, permanent electronic sign, downtown staff members assisted the Facilities staff at the Citizens Service Center by removing landscape rocks and plant material from a large

landscaped island. Sign installation is taking place during the month of May and County staff will finalize landscape improvements to the area once the sign installation is completed.

**Jones Park** – 2021 planning efforts regarding maintenance and grant funding are in full swing. Discussion with RMFI have helped identify funding sources and prioritize maintenance objectives. Staff continues to work through the master planning process.

**Ute Pass Regional Trail** – Staff removed trash and debris from trail corridors and trailheads. Newly posted signage appears to be helping with overnight parking issues at the Green Mountain Falls trailhead.

#### **East District:**

**County Fairgrounds** – The East District team spent time making repairs in the Grandstands building. Drywall in the storage closets were repaired and new hangers / shelves for cleaning supplies were also installed. Other areas of damaged drywall and baseboard were replaced and will be painted during the upcoming month.

Events and meetings continue to increase at the County fairgrounds. Staff supported an Australian Shepherd Show and a Blow and Go Beef Show in the Livestock Arena Building. The Whittemore Building hosted a Mock Dog Show as well. Swink Hall was the site of several meetings this month and served as a COVID 19 vaccination site for eastern part of El Paso County.

Staff completed several minor tasks such as charging the water systems in the Grandstands Building, tree trimming, material stockpiling and touch up painting / caulking in the Whittemore Building restrooms.

**Homestead Ranch Regional Park** – The restrooms were opened for the season on April 1<sup>st</sup> and the team worked on irrigation system startup and adjustments for the upcoming season. The team continued demo of the landscape beds near the playground in preparation for the renovation work set to take place in May.

**Falcon Regional Park** – Staff continues to attend weekly onsite progress meetings with contractors as phase two construction progresses.

High Plains Little League has begun using the facility for seasonal practices and games.

**Paint Mines Interpretive Park** – Following the replacement of the locking mechanism at Paint Mines, staff noticed that it was difficult to pull the restroom door shut from the inside. To resolve the issue, staff installed a small handle to assist patrons with closing and locking the door.

Staff continues to take part in weekly construction progress meetings at the park.

**Rock Island Regional Trail** – Staff assisted Recreation Division staff with the annual Great American Cleanup which had several volunteers come out and assist with cleanup. We collected almost 100 bags of trash from the park and the surrounding areas.

#### **North District:**

**General Information** – Several snow events kept our team busy with snow removal efforts at County buildings and park facilities.

The North District would like to thank the County Public Works Department for helping us replace an old dump truck with a new F-550 dump truck and add an additional turf tractor to our district.



All auto-locking restroom timers were adjusted and public water systems were charged and tested. Staff opened public restrooms for summer hours and installed all irrigation backflows in preparation for startup as temperatures increase.

Staff supported a couple events in the North District this month. The Great American Cleanup along the Santa Fe Trail, a Fox Run Friends Group tree planting event, and a Black Forest Regional Park cleanup project.

**Fox Run Regional Park** – EPC Wildland Fire continues to assist our district with fuel mitigation and general forestry improvements. They have also been able to burn one hundred slash piles with the help of County staff and other State agencies.

Other completed tasks include removing pine needles from turf areas, grading roads and parking lots, replacing split rail fence, repairing dog park fencing, installing two dog park leash hooks, and replacing two stolen stop signs.

New “Dogs Must be on Leash” banners to help reduce the number of dogs off leash and improve public awareness.

**Black Forest Regional Park** – Staff focused efforts on removing pine needles from high profile turf areas, replacing plastic kiosk doors, painting kiosks, removing graffiti from trees and memorial benches, and painting a large tunnel under Milam Road that had extensive graffiti.

Staff coordinated with a Rain Bird representative to help problem solve the irrigation controller communication signal issues. A new communication board was installed and being monitored to see if the issue has been resolved.

**Pineries Open Space** – Staff continues to monitor the trail system for potential hazard trees. While patrolling trail corridors, efforts are made to remind guest of park rules. Trash removal from native park areas continues to be high priority.

Staff graded all roads and parking lots and has adjusted entrance gate hours of operation.

**Santa Fe Regional Trail** – Mastication of willows and scrub oak along the Santa Fe Trail has been completed which will allow better access for mowers and provide a more consistent trail width.

While charging the Baptist trailhead restrooms and irrigation system, staff discovered a broken gate valve which was repaired prior to opening the facility for public use.

**Black Forest Section 16** – Staff continues to frequent the park for concerns with dog off-leash complaints and it appears the new banners are helping improve the situation. Patrols of the perimeter trail are performed daily and any individuals with their dogs off leash are informed of County policies.

**Palmer Lake** – While charging Palmer Lake trailhead restrooms, staff found a broken mainline that was damaged during the construction of the new ADA parking. Staff made all repairs and added an additional water source near the restroom.

**Forest Green Open Space** – Patrols were conducted to remove trash and check property conditions.

**Hodgen Road Trail** – Patrols were conducted to remove trash and check trail conditions.

## **South District:**

**Fountain Creek Regional Park** – Crews in the South District have been focused on facility reservations, annual maintenance tasks, minor landscape improvements and event support. The team is currently focused on charging irrigation systems, aeration, and fertilizer / chemical applications. Irrigation mainline repairs have slowed completion of the mentioned annual tasks, but staff is working diligently to ensure problem areas are repaired in a timely manner.

Monitoring of the Public Water System continues to be a high priority, and our team continues to work with Altitude Water to ensure we are supplying clean and safe drinking water.

An introductory meeting was conducted with the newly formed Friends of Duckwood Community Gardens. Staff made introductions to volunteers and discussed rules, expectation, support, etc.

Several returning seasonal staff members began their temporary positions and have been a source of much needed help.

Snowplow crews responded to multiple snow events earlier in the reporting period. Services were completed at the County DMV facility and other Park properties.

Several team members participated in a Playground Maintenance Academy Workshop. The training opportunity provided valuable insight into the benefits and challenges of providing safe playground amenities.

Maintenance yard organization and cleaning continues to be a high priority. Staff continues to sort and deliver outdated and unused equipment to Fleet for auction. All unused scrap metal is being cleared from the yard and recycled.

**Fountain Creek Nature Center** – Efforts continue with landscape improvement projects in high profile areas along the main entrance. Staff continues to prune and remove dormant and decaying plant material and adding decorative wood mulch.

Hwy 85 entrance renovation efforts are moving along as the new sign frames and signs were installed. Post and dowel fencing have been ordered and will be installed in conjunction with the xeriscape landscaping.

Staff provided support for the annual Family Fun Day. Event support efforts included set-up, parking assistance, trash removal and facility cleaning once the event was over. The event was a success and enjoyed by many.

**Maxwell Street Trailhead** – Routine trash and debris removal continues to be a top priority. Illegally parked cars / campers were notified and encouraged to vacate the main parking area. Notifications seem to be effective as illegal camping has decreased.

**Hanson Trailhead** - Routine trash and debris removal efforts are ongoing.

**Stratmoor Valley Park** – Staff removed a large debris pile that had been illegally dumped. The waste was hauled offsite and the area was thoroughly cleaned.

Fence repairs were completed to a section of fence damaged by a vehicle collision.

Stratmoor Valley Park was one of many sites to host the Great American Clean-up. There was a large volunteer turnout and over 50 bags of trash were removed from the park and surrounding neighborhood.

**Widefield Community Park** – A new entrance sign was installed to replace the old and outdated sign that had become weathered and difficult to read.

**Crews Gulch** – Staff removed a large, illegally dumped debris pile from the trail corridor.

**Grinnell Blvd** – Chemical applications to eradicate unwanted weeds is now complete. Staff is currently focused on irrigation troubleshooting and start-up procedures.