

**COMMUNITY SERVICES DEPARTMENT**

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

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, September 8, 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. 2021 Creek Week Proclamation	Dana Nordstrom	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. Crossroads at Meadowbrook Mixed Use Filing No. 1 Final Plat	Ross Williams	Endorsement
B. Sanctuary of Peace / Benet Hill Monastery Filing No. 1 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. Happy Trails Fundraising Event Update	Todd Marts	Information
	B. 2021 El Paso County Fair Report	Dayna Buffington	Information
	C. Hanson Trail Project Summary	Jason Meyer	Information
	D. 2022 Budget Proposals	Todd Marts	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 August 11, 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, 3<sup>rd</sup> Vice Chair  
(via TEAMS)  
Terry Martinez (via TEAMS)  
Jim Cassidy  
Susan Jarvis-Weber, Secretary

Staff Present:

Todd Marts, Executive Director  
Brian Bobeck, Park Operations Division Manager  
Sabine Carter, Administrative Services Coordinator  
Jason Meyer, Planning Supervisor  
Greg Stachon, Landscape Architect  
Ross Williams, Park Planner

Absent: Lois Landgraf, 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: **Alan Rainville made a motion to approve the meeting agenda. Jim Cassidy seconded the motion. The motion carried 6 - 0.**
3. Approval of Minutes: **Susan Jarvis-Weber made a motion to approve the July 14, 2021 meeting minutes. Alan Rainville seconded the motion. The motion carried 6 - 0.**
4. Introductions and Presentations:  
  
Todd Marts made the announcement that he has been appointed to be the new Executive Director for the Community Services Department.
5. Citizen Comments:  
  
N/A
6. Development Applications:  
  
N/A

7. Information / Action Items:

A. **Fairground Walkways Project**

Greg Stachon presented an overview of the recently completed Fairground Walkway Project and addressed questions by the board. The project included the construction of much needed asphalt and concrete walkways which connect the main buildings used at the Fairgrounds. This project was funded by a Community Development Block Grant. Todd Marts stated that the new walkway was very well received by the Fair visitors and received many compliments.

B. **2022 - 2026 Capital Improvement Program**

Brian Bobeck presented the 2022 - 2026 Capital Improvement Program (CIP) to the Park Advisory Board and addressed question. Staff members presented key projects. The CIP includes proposed capital improvement projects for the next five years. The Board annually considers and / or endorses the upcoming five-year Capital Improvement Program at the August meeting.

**Alan Rainville moved to endorse the 2022 – 2026 Capital Improvement Program. Susan Jarvis-Weber seconded the motion. The motion passed 6 – 0.**

8. Monthly Reports:

N/A

9. Board/Staff Comments:

Commissioner Stan VanderWerf provided public comment which included a TABOR reset and a reapplication which could benefit Parks. Board member Jim Cassidy made a motion to move in support of placing the TABOR issue on the ballot to give citizens a chance to voice their opinion. Alan Rainville seconded the motion. The motion passed 6 – 0.

10. Adjournment: **The meeting adjourned at 2:24 p.m.**

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Susan Jarvis-Weber, Secretary



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

### **Agenda Item Summary Form**

**Agenda Item Title:** 2021 Creek Week Proclamation

**Agenda Date:** September 8, 2021

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

**Presenters:** Alli Schuch, Watershed Outreach Coordinator, Fountain Creek Watershed Flood Control and Greenway District

Dana Nordstrom, Community Outreach Coordinator

#### **Information:**

The Fountain Creek Watershed Flood Control and Greenway District, with its many community partners which includes El Paso County Parks, announces the 8th annual Creek Week litter and debris cleanup event, planned for September 25 – October 3, 2021. Thousands of volunteer citizens will help make our communities cleaner and safer from Palmer Lake to Pueblo, and we need your support to continue this valuable effort that inspires the public to get involved and make a difference.

This year's Creek Week Kick Off event is September 25 from 9 am to noon at the Fountain Creek Nature Center. County Parks cleanup sites include Bear Creek Dog Park, Bear Creek Nature Center and Fox Run Regional Park.

#### **Recommended Motion:**

Motion to approve the 2021 Creek Week Proclamation

**PROCLAMATION RECOGNIZING “CREEK WEEK 2021”**

- WHEREAS** El Paso County is fortunate to have extensive and diverse natural resources, such as forests, grasslands, riparian areas, lakes, creeks and a wide variety of open spaces; and
- WHEREAS,** the Fountain Creek watershed, including Fountain Creek, related wetlands, existing trails, and recreational facilities, is a unique watershed that is an important resource and asset to the residents and visitors of Fountain and the Pikes Peak Region: and
- WHEREAS,** the Fountain Creek Watershed Flood Control and Greenway District is partnering with El Paso County, the City of Colorado Springs, Colorado Springs Utilities, Pueblo County, the Cities of Manitou Springs, Fountain and towns of Monument and Green Mountain Falls, along with numerous community organizations to create the 8<sup>th</sup> Annual “Creek Week” cleanup, which will encourage the protection, restoration, and maintenance of the Fountain Creek watershed; and
- WHEREAS,** this 9-day litter clean-up effort kicks off in Fountain Creek Regional Park on September 25th and runs through October 3rd, 2021 throughout the watershed; and
- WHEREAS,** “Creek Week” programs and activities are designed to raise awareness about the littering issue within our watershed, to encourage organizations and individuals to collect litter and debris, and make Fountain Creek and the watershed cleaner and safer; and
- WHEREAS,** businesses, churches, schools, non-profits, neighborhood associations, youth groups, service clubs and individuals are encouraged to form a “Creek Crew” to clean up at a “Creek Week” project site; and
- WHEREAS,** “Creek Week” litter removal activities will reduce pollution in our creeks and clogs in our waterways that can lead to flooding, provide for a safer drinking water supply, and enhance wildlife habitat and property values.

**NOW, THEREFORE,** the Park Advisory Board of El Paso County, Colorado hereby proclaims the week of September 25th – October 3rd, 2021, as “Creek Week” in El Paso County and encourages our citizens to help protect, restore, and maintain our waterways by participating in “Creek Week” activities.

**DONE THIS** 8th day of September 2021 at Colorado Springs, Colorado.

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

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Ed Hartl, Chair

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Crossroads at Meadowbrook Mixed Use Filing No. 1 Final Plat

**Agenda Date:** September 8, 2021

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

This is a request for endorsement by Kimley-Horn Associates on behalf of Colorado Springs Equities, LLC, for The Crossroads at Meadowbrook Mixed-Use Filing No. 1 Final Plat, consisting of 1 multi-family residential lot, consisting of an apartment complex with 360 residential units, and 10 commercial lots on a total of 29.04 acres. The property is currently zoned CR for the commercial lots and RM-30 for the residential lot. The site is located at the intersection of East Highway 24 and Meadowbrook Parkway.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The project site is located on the northwest side of Highway 24 East, near the intersection of Highway 94. The proposed Highway 94 Secondary Regional Trail and the proposed Highway 94 Bicycle Route begin at this intersection and travel east, away from the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located .5 mile to the east of the project site.

The surrounding neighborhood does not offer any recreation facilities beyond a 9-hole golf course located 0.60 mile west of the project area and two elementary school playgrounds, each located at least 0.75 mile from the project site. The nearest public neighborhood park is located 1.35 miles to the north. The Crossroads at Meadowbrook Mixed Use Preliminary Plan, endorsed by the Park Advisory Board in January 2021, specified no parks, trails, or concurrent and useable open space beyond 3.11-acre Tract A, whose use in the Preliminary Plan Tract Table was described as parks and open space, as well as public improvements and utilities, landscaping, and sidewalks.

The current Final Plat does not include any reference to parks, trails, or useable open space, and Tract A is now listed as a "private detention pond." Furthermore, the applicant has not included landscape drawings, site plans, or any other documentation which outlines the building layout, parking, or recreational opportunities for the residents of the apartment complex. However, the applicant stated in the Preliminary Plan Letter of Intent that specific details regarding open space and landscaping will be identified on forthcoming preliminary plans and final plats, which were dependent on the rezoning of the multi-family residential lot. These details are not present in the subsequent Preliminary Plan or current Final Plat applications.

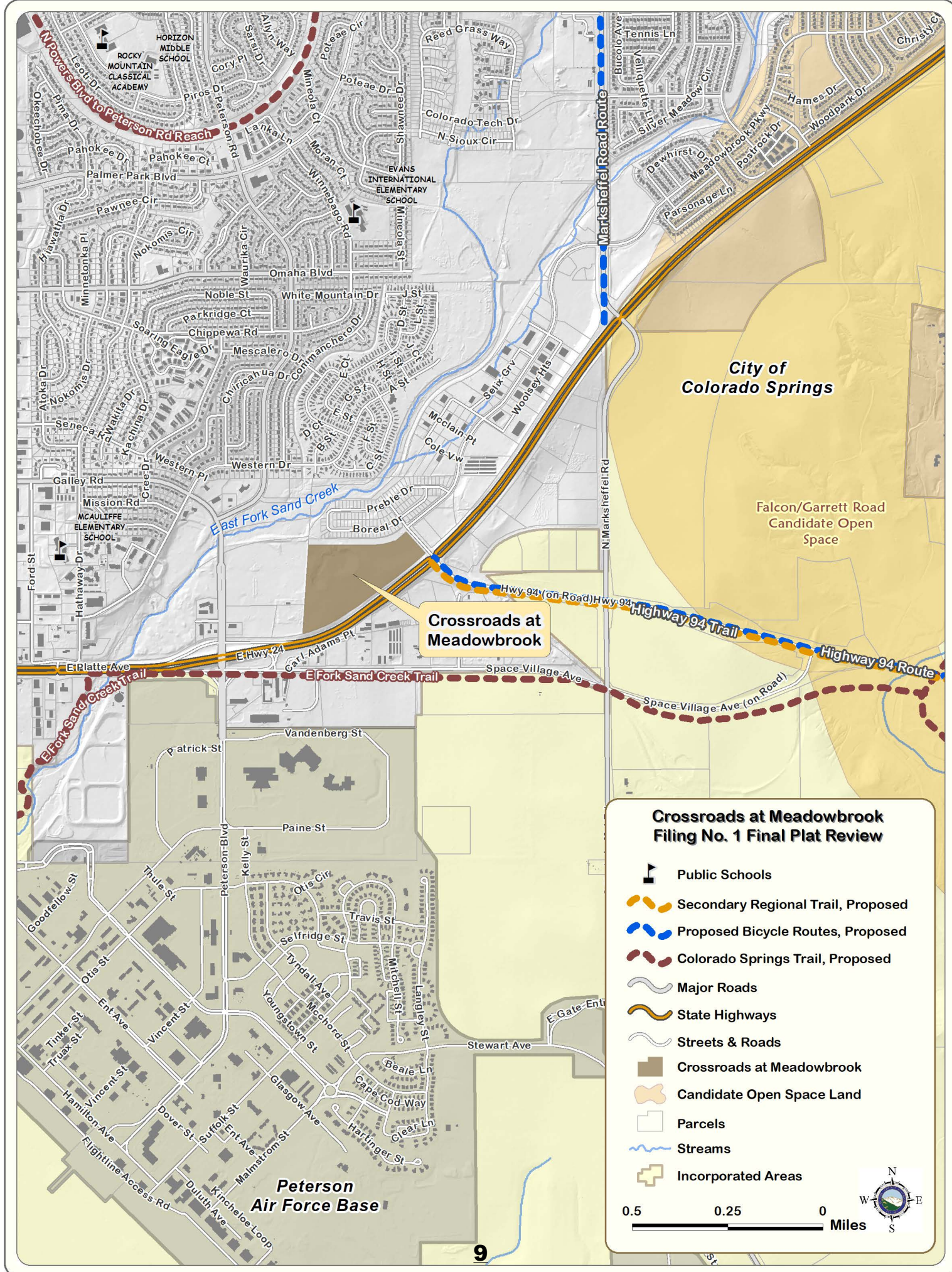
Due to the lack of information in the Final Plat application, parks staff spoke with Ryan Howser, Project Manager with EPC Planning and Community Development, as well as the applicant's representative, Kimley-Horn Associates. Both individuals indicated that site development and landscape plans are being developed concurrently but have not yet been submitted to outside agencies for review. Landscape plans were sent directly to Parks staff, and an initial overview indicated the proposed installation of the following: pool, hot tub, clubhouse, turf and seating areas, a dog park, over 300 trees and shrubs, and parking for 32 bicycles. As this site development plan has not been submitted for agency review, it cannot be considered as part of this Final Plat application, but staff is encouraged with the proposed recreational amenities.

As no trail easement or park land dedications are required for this application, staff recommends regional and urban park fees in lieu of land dedication for regional or urban park purposes for the 360-unit multi-family residential lot. The remaining commercial lots will not be assessed fees, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property. While staff is discouraged by the initial lack of information regarding building layout, landscaping, useable open space, and recreational opportunities in the Preliminary Plans and Final Plat, the preliminary site development and landscape plans provided by the applicant show ample recreational amenities within the apartment complex. These additional details should be submitted via future Final Plat or separate site development plan application reviews before the Final Plat is considered for approval by the Planning Commission and Board of County Commissioners.

**Recommended Motion (Filing No. 1 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 Crossroads at Meadowbrook Mixed-Use Filing No. 1 Final Plat: 1) in order to conduct a competent and thorough agency review, staff strongly recommends that the applicant include site development and/or landscape plans in future Final Plat applications, 2) require fees in lieu of land dedication for regional park purposes in the amount of \$165,600 and urban park fees in the amount of \$104,400. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.







# Development Application Permit Review



## COMMUNITY SERVICES DEPARTMENT

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

September 8, 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>	Crossroads at Meadowbrook Filing No. 1 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-21-029	<b>Total Acreage:</b>	29.04
		<b>Total # of Dwelling Units:</b>	360
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	30.99
Colorado Springs Equities, LLC	Kimley-Horn & Associates	<b>Regional Park Area:</b>	2
90 South Cascade Avenue	2 North Nevada Avenue	<b>Urban Park Area:</b>	5
Suite 1500	Suite 300	<b>Existing Zoning Code:</b>	CR, RM-30
Colorado Springs, CO 80903	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	CR, RM-30

### 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 360 Dwelling Units = 6.984  
**Total Regional Park Acres: 6.984**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

##### Urban Park Area: 5

Neighborhood: 0.00375 Acres x 360 Dwelling Units = 1.35  
Community: 0.00625 Acres x 360 Dwelling Units = 2.25  
**Total Urban Park Acres: 3.60**

#### FEE REQUIREMENTS

##### Regional Park Area: 2

\$460 / Dwelling Unit x 360 Dwelling Units = \$165,600  
**Total Regional Park Fees: \$165,600**

##### Urban Park Area: 5

Neighborhood: \$114 / Dwelling Unit x 360 Dwelling Units = \$41,040  
Community: \$176 / Dwelling Unit x 360 Dwelling Units = \$63,360  
**Total Urban Park Fees: \$104,400**

### 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 Crossroads at Meadowbrook Mixed-Use Filing No. 1 Final Plat: 1) in order to conduct a competent and thorough agency review, staff strongly recommends that the applicant include site development and/or landscape plans in future Final Plat applications, 2) require fees in lieu of land dedication for regional park purposes in the amount of \$165,600 and urban park purposes in the amount of \$104,400. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.

Park Advisory Board Recommendation:

## **Crossroads Mixed-Use Final Plat Letter of Intent**

### **APPLICANT-OWNER/CONSULTANT INFORMATION:**

#### **OWNER**

COLORADO SPRINGS EQUITIES, LLC  
90 S. CASCADE AVENUE, SUITE 1500  
COLORADO SPRINGS, CO 80903

#### **PLANNING**

KIMLEY-HORN & ASSOCIATES  
2. NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, CO 80903

#### **ENGINEERING**

M&S CIVIL CONSULTANTS, INC.  
212 N. WAHSATCH AVE, STE 305  
COLORADO SPRINGS, CO 80903

#### **SURVEYING**

CLARK LAND SURVEYING, INC  
177 S. TIFFANY DRIVE, UNIT 1  
PUEBLO WEST, CO 81007

### **SITE/BACKGROUND INFORMATION**

The Crossroads at Meadowbrook Final Plat (29.049 AC) is located at the northwestern intersection of US Highway 24 and Newt Drive. The plat implements the Crossroads Mixed Use Preliminary Plan (SP2011) for 1 multifamily lot, 10 commercial lots, and 4 tracts for private roads, utility and drainage, open space, and signage. The Final Plat includes a single ±12.703 AC multifamily lot (Lot 1) in the RM-30 zone and 16.436 AC of Tracts for private road access, detention, open space, public utility and improvements, signage and future development (Parcel ID No.: 5408007005).

The BOCC approved a rezoning of the 12.703 AC from CR to RM-30 on April 15, 2021 (Resolution No. 21-181) in support of the mixed-use (multifamily & commercial) development of the site. Approval of the multifamily zoning is subject to approval of a preliminary plan and final plat of the property consistent with the split zoning district boundaries on the property. The property is within the Commercial Aviation District Overlay (CAD-O). All future land use actions will be subject to the restrictions and limitations of the Airport Overlay.

### **Request & Justification**

Colorado Springs Equities, LLC ("The Applicant") requests approval of the Crossroads Mixed Use Final Plat to create one (1) 12.695 AC multifamily residential lot (Lot 1) and four (4) tracts (16.436 AC) for stormwater detention/water quality (Tract "A" and Tract "B"), and private rights-of-way (Tract "C" within a 50' private road easement to provide access to Lot 1 and Tract D, the detention Tract A, and District Tract B). Tract "D" (12.070 AC) is platted for future development of commercial lots approved with the Crossroads Mixed Use Preliminary Plan. Private road waivers and supporting deviations were submitted for approval with the Crossroads Mixed-Use Preliminary Plan (SP2011). A copy of the deviation requests has been included as an attachment to this letter report. the final plat and associated construction drawings conform to the preliminary plan and supporting waivers and deviations.

The Final Plat includes transportation improvements including public and private roadway improvements, pedestrian facilities, utility infrastructure, landscape buffers, and a preliminary roadway landscaping plan. Additional information is provided in the review and approval criteria discussion below.

The preliminary plan, which is pending approval, identifies required landscape buffers along the perimeter of the subdivision, major streets, streetscape locations, typical details, and road cross sections. Roadway landscaping requirements may be collateralized as public subdivision improvements to be owned/maintained by Crossroads Metropolitan District No. 1. Perimeter landscape buffer improvements will be included in overall subdivision improvements. Individual site landscaping will be submitted on a per site basis which shall conform to this overall preliminary landscape plan. Findings of water (and wastewater) sufficiency and conformance with the Master Plan are pending with the Preliminary Plan. The Final Plat conforms to the Preliminary Plan and remains consistent with the applicable findings of sufficiency and Master Plan consistency.

### **ZONE DISTRICT COMPLIANCE**

The final plat includes Lot 1 in the RM-30 zone. Future development of Tract D will conform to the CR zone district requirements. conformance with zoning requirements will be largely demonstrated at future site development plan phases of development for lots and tracts within this final plat area. All proposed Lots are designed to meet the bulk, density, and dimensional requirements of the respective underlying zones, and are able to meet an required landscaping, buffering and screening requirements for the proposed uses and buffering and screening against adjacent and differing uses per Section 6.2.2 of the Code.

### **REVIEW/APPROVAL CRITERIA & JUSTIFICATION**

- ***The proposed subdivision is in conformance with the goals, objectives, and policies of the Master Plan; (see treatment of review criterion below)***
- ***The subdivision is in substantial conformance with the approved preliminary plan***



General conformance with the Master Plan including the County Water Master Plan and Policy Plan are being made with the preliminary plan which is pending approval by the PC and BOCC. the preliminary plan was submitted prior to the adoption of the Your El Paso Master Plan (2021) and is not being reviewed against this updated element of the Master Plan. The final plat is consistent with the findings of Master Plan conformance anticipated with the Preliminary Plan approval.

**Water Master Plan Conformance:**

The development area is in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Cherokee Metropolitan District (CMD) Service Area. Water supplies in Region 5, and specifically from CMD, should be sufficient to meet the current development demand; however, additional resources will be required to meet the full projected development demand within the Region by the 2060 target build out date. Additional water resources are planned through regional collaboration with partner and/or neighboring water providers.

According to the Water Resources Report, the CMD has 4,443.0 AFY of exportable supply and 4,130.4 AFY of commitments, CMD has a water balance of 312.6 AFY remaining for additional commitments.

CMD has provided a water and sewer service commitment Letter whereby the District has committed to allocate 84 AF/YR for the proposed development out of its current supplies. Anticipated Residential demand includes 61.2 AF/YR for Residential Domestic use and 11.7 AF/YR for irrigation within the multifamily use. Commercial commitments include 6.2 AF/YR for domestic use and 4.9 AF/YR for commercial irrigation.

**Policy Plan Conformance:**

Findings of conformity with the Policy Plan are pending with the Preliminary Plan. The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the Master 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.***

According to the P-16-006 Staff Report to the BOCC, the CR zone was established in 1985. The burden of achieving compatibility between the residential zoning and the existing commercial zoning was placed upon the residential development. However, the code also requires buffering and screening requirements on the CR zoned property to provide additional landscape and screening buffers and setbacks to enhance and/or otherwise increase compatibility between the adjacent single-family zone and land uses. The proposed multifamily zone and development on Lot 1 is an appropriate land use and density transition between single family housing and commercial development. The multifamily use will be required to provide additional screening and buffering between itself and the single-family zone and land uses located on the opposite side of Meadowbrook Parkway.

The proposed multifamily land uses together with the future planned commercial development in the CR zone are consistent with the existing single-family, commercial, light and heavy industrial land uses within the larger land use planning area. The planned multifamily uses provide a land use transition between the existing uses and the highway corridor and the unplanned properties west of the site to Peterson Road.

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

Necessary urban level services including, but not limited to:

Water/sewer services will be provided service by Cherokee Metropolitan District. Private stormwater facilities will be provided by the developer and managed by the Crossroads Metropolitan District No. 1, public offsite and regional facilities and management by El Paso County Road/Bridge respectively; individual stormwater management on a per lot basis will be the responsibility of the individual property owner(s). Electric and natural gas service will be provided by CSU. Fire protection will be provided by the Falcon Fire Protection District. Police and related public safety services will be provided by the El Paso County Sheriff. Compulsory education services are provided by Colorado Springs School District No. 11.

Private park, recreation, and open spaces will be provided in part by the Developer and managed by the Metropolitan District. Multifamily park and open space amenities will be owned, operated, and managed by the owner of the multifamily community. Public parks, open space, and recreation services are provided by EL Paso County, City of Colorado Springs, and Cherokee Metropolitan District via existing network of regional and urban parks, trails, and open spaces.

Other public facilities and services are currently delivered to residential, commercial, and light industrial properties adjacent to this proposed development. Subsequent subdivision applications will provide detailed reports and plans regarding service availability and delivery infrastructure.

***Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.***

Urban services which include, but not necessarily limited to water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

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

A final drainage, grading and erosion control plan, water/wastewater resource reports, traffic impact analysis, and the preliminary plan have been provided in which meet the applicable plan/report development requirements of the LDC, ECM, and DCM, subject to review and acceptance by the County.

- **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**

A commitment to provide water service has been provided by Cherokee Metropolitan District which has adequate water resources to serve the proposed development. Findings of sufficiency are expected to be made during the preliminary plan application review.

- **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;**

The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Crossroads Preliminary Plan and its many development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

- **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 Geology/Soils report prepared by RMG Engineers, dated August 18, 2020, identified the presence of hydrocompactive soils as a potential site constraint condition with recommendations that if encountered beneath foundations, mitigation will be required. Per the report, "It is anticipated that if these materials are encountered, they can readily be mitigated with typical construction practices common to this region of El Paso County, Colorado such as applying additional compactive effort to the soil. If appropriate mitigations and/or foundation design adjustments are implemented, the presence of hydrocompactive soil is not considered to pose a risk to the proposed structures".

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 or will achieve compatibility through compliance with recommendations of corresponding reports

and plans or by conditions of approval by the BOCC..

- **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;**

Adequate drainage improvements have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM. Detention facilities have been designated within Tract A on the Preliminary Plan. Ownership and maintenance of all drainage facilities and improvements shall be provided by the Crossroads Metropolitan District No 1.

- **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 and will be provided by planned public and private rights-of-way. The private road will be placed in a tract with the appropriate public access easement which will be recorded with the final plat unless required to be recorded as a separate instrument. The private road tract and improvements will be owned and maintained by the Crossroads Metro District. All access planned is legal and in accordance with the provisions and allowances in the LDC and ECM.

Access to US 24 is from connections to Newt Drive located at the easternmost edge of the property and to Meadowbrook Parkway eastward to Marksheffel Road.

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

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are presently available to serve the development as supported by the utility and public service commitments provided in support of the development application. A 3.2 acre park is planned within the subdivision on Tracts A and B. Also, the Highway 94 Trail and the East Fork Sand Creek Trail are located within 0.5 miles of the site. The planned multifamily use on Lot 11 will be required to provide onsite recreation and open space facilities. Required service commitments have been provided in support of the development application.

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

The subdivision provides evidence via commitment letters from Cimarron Hills Fire Protection District for emergency and fire service and Cherokee Metropolitan District for water for fire suppression as well as preliminary plan layout and design of access

and utilities demonstrate show that the proposed methods for fire protection comply with Chapter 6 of the County Code.

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

Off-site improvements including improvements at the Newt Drive/Meadowbrook Parkway intersection and the extension of Meadowbrook Parkway from Newt Drive westerly adjacent to the property boundary and stormwater detention facilities are included in the associated construction documents and financial assurances.

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

Off-site improvements including improvements at the Newt Drive/Meadowbrook Parkway intersection and the extension of Meadowbrook Parkway from Newt Drive westerly adjacent to the property boundary and stormwater detention facilities are included in the associated construction documents and financial assurances.

Planned offsite improvements include a single lane roundabout constructed at the Meadowbrook Parkway and Newt Drive intersection with subdivision improvements associated with the Crossroads Mixed Use Final Plat and included in all associated Subdivision Improvements Agreements (SIA) and Financial Assurance Estimates (FAE) required with the final plat process. The TIS recommends the roundabout have single lane approaches on the eastbound Newt Drive, northbound Meadowbrook Parkway, and southbound Meadowbrook Parkway approaches and a two-lane approach on westbound Newt Drive with a shared left turn/through lane into the roundabout and a separate right turn lane.

Meadowbrook Parkway will be extended westward along the preliminary plan frontage from the existing Newt Drive/Meadowbrook Parkway intersection as an offsite improvement. The TIS recommends that this roadway be designated as a three-lane roadway with a center left turn lane.

All on-site and off-site roadway, signing, striping, and signal improvements shall be incorporated into the Civil Drawings, and conform to El Paso County and/or CDOT standards as applicable, as well as the Manual on Uniform Traffic Control Devices – 2009 Edition (MUTCD).

Bridge, Drainage, Park, School, and Road Impact Fees will be paid at the time of plat recordation and building permit issuance (Road Impact only).

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

If the waivers for private road and frontage requirements are approved with the proposed subdivision meets other applicable sections of Chapter 6 and 8 of the



County Code or otherwise approved with conditions imposed by the BOCC.

- **The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]**

The development will not impact any economically viable mineral loads or aggregates.



A REPLAT OF TRACT B "24/94 BUSINESS PARK FILING NO. 1", BEING A TRACT OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

THAT COLORADO SPRINGS EQUITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY,  
BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND IN THE SOUTH HALF OF SECTION 8, T14S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO BEING TRACT B "24/94 BUSINESS PARK FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 217713939 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF \*SOFTBALL WEST SUBDIVISION NO 2\*; THENCE N03°58'20"E ALONG THE EASTERLY LINE THEREOF, 1,170.16 FEET; THENCE N03°56'37"E ALONG THE EASTERLY LINE THEREOF, 57.75 FEET TO THE SOUTHWEST CORNER OF MEADOWBROOK PARKWAY RIGHT-OF-WAY; THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING FIVE (5) COURSES:

1. THENCE N89°43'00"E A DISTANCE OF 198.81 940.70 FEET TO A POINT OF CURVE;
  2. THENCE 221.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 20°56'21", THE CHORD OF 218.87 FEET WHICH BEARS N79°14'49"E;
  3. THENCE N89°43'06"E, NON-TANGENT TO THE PREVIOUS COURSE, 44.80 FEET;
  4. THENCE N51°19'02"E A DISTANCE OF 198.81 FEET;
  5. THENCE S41°14'31"E A DISTANCE OF 397.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 24;
- THENCE ALONG THE THE SOUTHERLY LINE THEREOF THE FOLLOWING FOUR (4) COURSES:
1. THENCE 682.61 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7,514.00 FEET, A CENTRAL ANGLE OF 5°12'18", THE CHORD OF 682.38 FEET WHICH BEARS S51°24'05"W TO A POINT OF TANGENT;
  2. THENCE S54°01'07"W A DISTANCE OF 497.15 FEET;
  3. THENCE S57°40'23"W A DISTANCE OF 163.43 FEET TO A POINT OF CURVE;
  4. THENCE 698.631 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,780.00 FEET, A CENTRAL ANGLE OF 22°29'17", THE CHORD OF 694.16 FEET WHICH BEARS S13°31'05"E TO A POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,265,357 SQUARE FEET (29.049 ACRES MORE OR LESS).

SEE GENERAL PLAT NOTE 1 ON SHEET 2 FOR BASIS OF BEARING

THE UNDERSIGNED OWNER HAS CAUSED SAID PARCEL TO BE PLATTED INTO LOTS, TRACTS, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY COLORADO THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THIS PARCEL OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "CROSSROADS MIXED USE FILING NO. 1", IN EL PASO COUNTY, COLORADO.

OWNER: COLORADO SPRINGS EQUITIES, LLC  
90 S. CASCADE AVE., SUITE 1500  
COLORADO SPRINGS, COLORADO 80903

BY: DANNY MIENTKA, MANAGER

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D. BY DANNY MIENTKA, AS  
MANAGER, COLORADO SPRINGS EQUITIES, LLC

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

UNLESS OTHERWISE INDICATED, ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

EASEMENTS ARE AS SHOWN ON SHEET 3 OF THIS PLAT.

1. BASIS OF BEARINGS: A PORTION OF THE EASTERLY LINE OF "SOFTBALL WEST SUBDIVISION NO. 2" RECORDED IN PLAT BOOK T-3 AT PAGE 112 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED ON THE SOUTH WITH A NO. 4 REBAR, FROM WHICH A NO. 5 REBAR WITH BLUE PLASTIC CAP STAMPED "RAMPART PLS 32820" BEARS N03°58'20"E A DISTANCE OF 1,170.16 FEET. THE UNIT OF MEASUREMENT FOR THIS PLAT IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANELS NO. 08041C0752 G AND 08041C0742 G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 HAVE BEEN EXAMINED AS THEY RELATE TO THE PROPERTY BEING PLATTED. SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. SC55090533.2, WITH AN EFFECTIVE DATE OF MAY 18, 2021, HAS BEEN EXAMINED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS AS NUMBERED THEREIN ARE HEREBY NOTED.

- i. (TC#9) ALL RIGHTS AND RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED JANUARY 10, 1874 IN BOOK K AT PAGE 47 AND AUGUST 2, 1875 IN BOOK K AT PAGE 550.
- ii. (TC#10) RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO TELEPHONE COMPANY IN INSTRUMENT RECORDED MARCH 03, 1905, IN BOOK 358 AT PAGE 565. SAID EASEMENT WAS ASSIGNED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN WARRANTY DEED RECORDED AUGUST 5, 1911 IN BOOK 482 AT PAGE 190.
- iii. (TC#11) THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CHEROKEE WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 25, 1984, IN BOOK 3862 AT PAGE 949 AND JULY 10, 1984, IN BOOK 3892 AT PAGE 529 AND WITHIN THE CIMARRON HILLS STREET IMPROVEMENT DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 2, 1984 IN BOOK 3923 AT PAGE 890, NOW COLLECTIVELY KNOWN AS CHEROKEE METROPOLITAN DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED MAY 27, 1992 IN BOOK 5983 AT PAGE 83. ANY AND ALL WATER RIGHTS AS SET FORTH IN DECREE OF WATER COURT REGARDING CHEROKEE METROPOLITAN DISTRICT RECORDED DECEMBER 1, 2008 UNDER RECEPTION NO. 208127656.
- iv. (TC#12) THE EFFECT OF RESOLUTION NO. 02-384 REGARDING SKETCH PLAN, RECORDED FEBRUARY 19, 2003, UNDER RECEPTION NO. 203036141.
- v. (TC#13) COAL RESERVATION AS CONTAINED IN WARRANTY DEEDS RECORDED NOVEMBER 27, 1918 IN BOOK 565 AT PAGE 97 AND OCTOBER 18, 1919 IN BOOK 610 AT PAGE 332.
- vi. (TC#14) EACH AND EVERY RIGHT OR RIGHTS OF ACCESS AS CONVEYED BY INSTRUMENT RECORDED FEBRUARY 24, 1967 IN BOOK 2167 AT PAGE 591.
- vii. (TC#15) THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 13, 1972, UNDER RECEPTION NO. 941974.
- viii. (TC#16) THE EFFECT OF RESOLUTIONS, RECORDED AUGUST 08, 1985, IN BOOK 5045 AT PAGE 248.
- ix. (TC#17) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN POSSESSION AND USE AGREEMENT RECORDED SEPTEMBER 04, 2002 UNDER RECEPTION NO. 202148485.
- x. (TC#18) EACH AND EVERY RIGHT OF ACCESS AS CONTAINED IN RULE AND ORDER RECORDED DECEMBER 3, 2004 UNDER RECEPTION NO. 204198867.
- xi. (TC#19) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT RECORDED FEBRUARY 08, 2008 UNDER RECEPTION NO. 208015362.
- xii. (TC#20) THE EFFECT OF RESOLUTION NO. 14-294, RECORDED AUGUST 13, 2014, UNDER RECEPTION NO. 214072945.
- xiii. (TC#21) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED AUGUST 12, 2016 UNDER RECEPTION NO. 216090669.
- xiv. (TC#22) THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY INTO THE SANDS METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENTS RECORDED OCTOBER 5, 2016 UNDER RECEPTION NO. 216114674 AND NOVEMBER 28, 2016, UNDER RECEPTION NO. 216137221 AND DECEMBER 27, 2016 UNDER RECEPTION NO. 216149730 AND DECEMBER 27, 2016 UNDER RECEPTION NO. 216149731 AND JANUARY 27, 2017 UNDER RECEPTION NO. 217011026. ORDER OF EXCLUSION OF PROPERTY RECORDED MARCH 31, 2020 UNDER RECEPTION NO. 220044159.
- xv. (TC#23). THE EFFECT OF RESOLUTION NO. 16-383, RECORDED NOVEMBER 08, 2016, UNDER RECEPTION NO. 216129983.
- xvi. (TC#24) THE EFFECT OF RESOLUTION NO. 16-384, RECORDED NOVEMBER 08, 2016, UNDER RECEPTION NO. 216129984.
- xvii. (TC#25) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF 24/94 BUSINESS PARK FILING NO. 1 RECORDED APRIL 14, 2017 UNDER RECEPTION NO. 217713939, AS AMENDED BY SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED JUNE 26, 2017 UNDER RECEPTION NO. 217074318. RATIFICATION OF PLAT RECORDED AUGUST 2, 2019 UNDER RECEPTION NO. 219089187.
- xviii. (TC#26) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND LICENSE AS SET FORTH AND GRANTED IN LICENSE AGREEMENT RECORDED APRIL 14, 2017 UNDER RECEPTION NO. 217042639.
- xix. (TC#27) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED APRIL 14, 2017 UNDER RECEPTION NO. 217042640.

xx. (TC#28) EASEMENTS AND RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE 24/92 BUSINESS PARK FILING NO. 1, RECORDED APRIL 26, 2017, UNDER RECEPTION NO. 217047603.

xxi. (TC#29) THE EFFECT OF RESOLUTION NO. 19-158, RECORDED MAY 09, 2019, UNDER RECEPTION NO. 219049801.

xxii. (TC#30) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 20-386 SERVICE PLAN FOR CROSSROADS METRO DIST. # 1 & 2 RECORDED NOVEMBER 27, 2020 UNDER RECEPTION NO. 220172025.

xxiii. (TC#31) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 20-386 RECORDED DECEMBER 08, 2020 UNDER RECEPTION NO. 220200054.

xxiv. (TC#32) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECREE REGARDING CROSSROADS METROPOLITAN DISTRICT NO. 1 RECORDED MARCH 11, 2021 UNDER RECEPTION NO. 22148427.

xxv. (TC#33) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE REGARDING CROSSROADS METROPOLITAN DISTRICTS 1 & 2 RECORDED MARCH 17, 2021 UNDER RECEPTION NO. 22152090.

xxvi. (TC#34) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED MAY 11, 2021 UNDER RECEPTION NO. 22193290.

4. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES REGULATIONS AND SPECIFICATIONS.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. THERE SHALL BE NO DIRECT ACCESS TO U.S. HIGHWAY 24 ALLOWED.
8. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICES REGULATIONS.
10. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
11. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENTS AS RECORDED AT RECEPTION NO. 203019547 AND RECEPTION NO. 206095824 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.  
AS SUCH, FUTURE OWNERS SHOULD MAKE THEMSELVES FAMILIAR WITH THE FOLLOWING STIPULATIONS AND FACTS.

- NO MAN-MADE OR NON MAN-MADE OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
- ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
- NO ELECTROMAGNETIC LIGHT, NOR ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIGATION, COMMUNICATIONS OR NAVIGATIONAL AIDS SHALL BE ALLOWED.
- WHILE NOT A REQUIREMENT, A RECOMMENDATION IS MADE THAT A 25 DB REDUCTION IN INTERIOR NOISE (IN THE OFFICES OR ANY INHABITED WORK AREAS SUSCEPTIBLE TO AIRCRAFT NOISE) BE OBTAINED BY SOUNDPROOFING USING FAA RECOMMENDED CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
- IF A CRANE IS USED DURING CONSTRUCTION, AN FAA FORM 7460-1 WILL NEED TO BE FILED THROUGH THE AIRPORT OPERATIONS OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE ANY BUILDING PERMIT IS ISSUED BY THE CITY OR COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30 TO 60 WORKING DAYS.

12. 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 EASEMENT.
13. THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.
14. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT.



15. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

16. THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS, OR, IN THE ALTERNATIVE, UNTIL ACCEPTABLE COLLATERAL FOR THE PUBLIC IMPROVEMENTS HAS BEEN POSTED. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMPs. ALL DETENTION PONDS/WATER QUALITY BMPs SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES. INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINT.	OWNER
A	0.137	PRIVATE DETENTION POND	CMD1	CMD1
B	3.120	SIGNAGE	CMD1	CSE
C	1.109	ACCESS, PUBLIC UTILITIES	CMD1	CMD1
D	12.070	FUTURE DEVELOPMENT	CSE	CSE
TOTAL	16.436			
CMD1 – CROSSROADS METROPOLITAN DISTRICT NO. 1 CSE – COLORADO SPRINGS EQUITIES, LLC				

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

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

VERNON P. TAYLOR  
COLORADO PLS NO. 25966,  
FOR AND ON BEHALF OF  
M&S CIVIL CONSULTANTS, INC

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

THIS PLAN FOR "CROSSROADS MIXED USE FILING NO. 1" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. PRIVATE IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY. PRIVATE IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	DATE
--	------

STATE OF COLORADO        )  
COUNTY OF EL PASO        ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D. AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: \_\_\_\_\_ CHUCK BROERMAN, RECORDER

SURCHARGE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY

DRAINAGE FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

1 LOT	12.703 ACRES	43.73%
4 TRACTS	16.346 ACRES	56.27%
<hr/>		
TOTAL	29.049 ACRES	100.00%

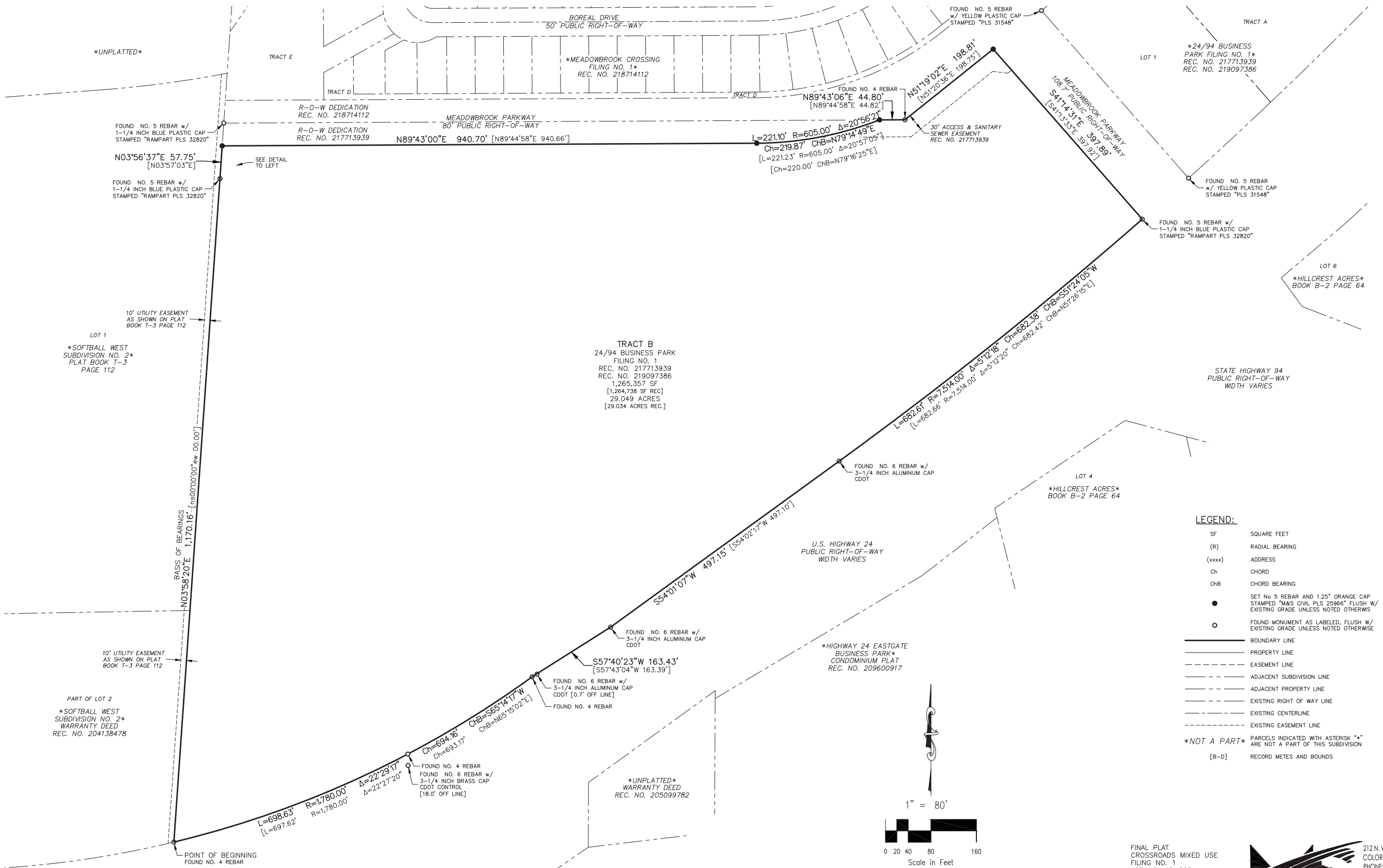
FINAL PLAT  
CROSSROADS MIXED USE  
FILING NO. 1  
JOB NO. 18-003  
DATE PREPARED: 06/23/2021  
DATE REVISED:



212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80901  
PHONE: 719.955.5485

# CROSSROADS MIXED USE FILING NO. 1

A REPLAT OF TRACT B "24/94 BUSINESS PARK FILING NO. 1", BEING A TRACT OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



**LEGEND:**

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
—	BOUNDARY LINE
—	PROPERTY LINE
---	EASEMENT LINE
---	ADJACENT SUBDIVISION LINE
---	ADJACENT PROPERTY LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING CENTERLINE
---	EXISTING EASEMENT LINE
*NOT A PART*	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
[B-D]	RECORD METES AND BOUNDS



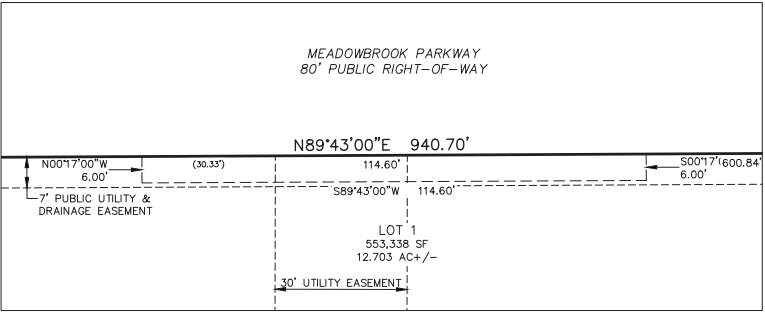
A REPLAT OF TRACT B "2494 BUSINESS PARK FILING NO. 1", BEING A TRACT OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



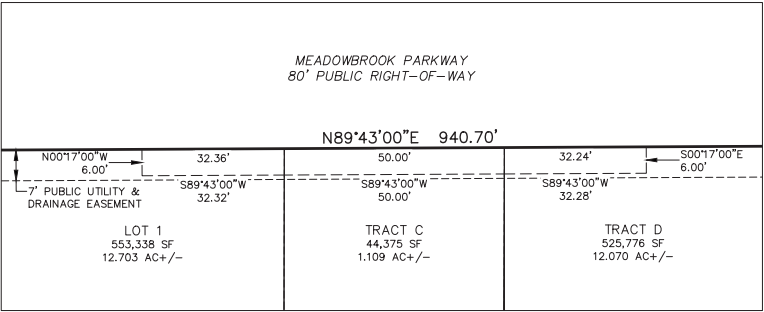
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

# CROSSROADS MIXED USE FILING NO. 1

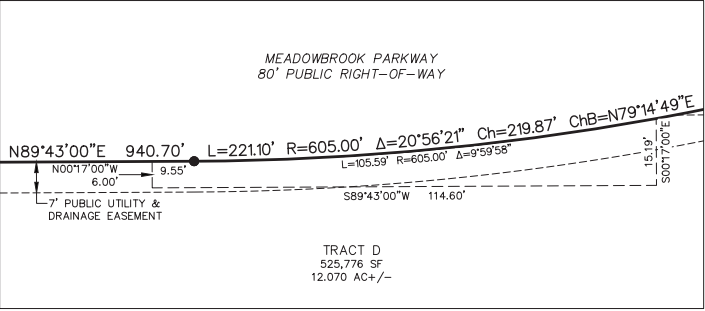
A REPLAT OF TRACT B "24/94 BUSINESS PARK FILING NO. 1", BEING A TRACT OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



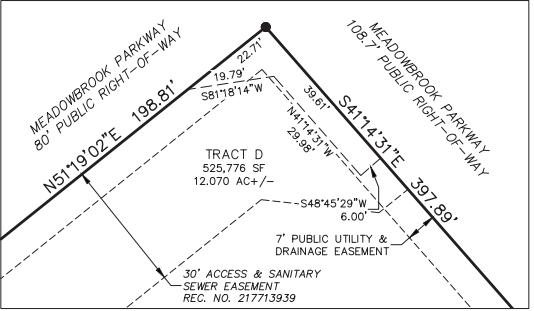
PUBLIC IMPROVEMENT EASEMENT  
DETAIL PIE-1  
SCALE: 1" = 20'



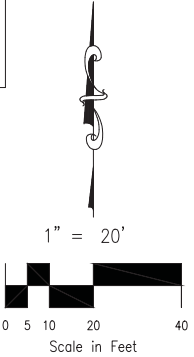
PUBLIC IMPROVEMENT EASEMENT  
DETAIL PIE-2  
SCALE: 1" = 20'



PUBLIC IMPROVEMENT EASEMENT  
DETAIL PIE-3  
SCALE: 1" = 20'



PUBLIC IMPROVEMENT EASEMENT  
DETAIL PIE-4  
SCALE: 1" = 20'



FINAL PLAT  
CROSSROADS MIXED USE  
FILING NO. 1  
JOB NO. 18-003  
DATE PREPARED: 06/25/2021  
DATE REVISED:

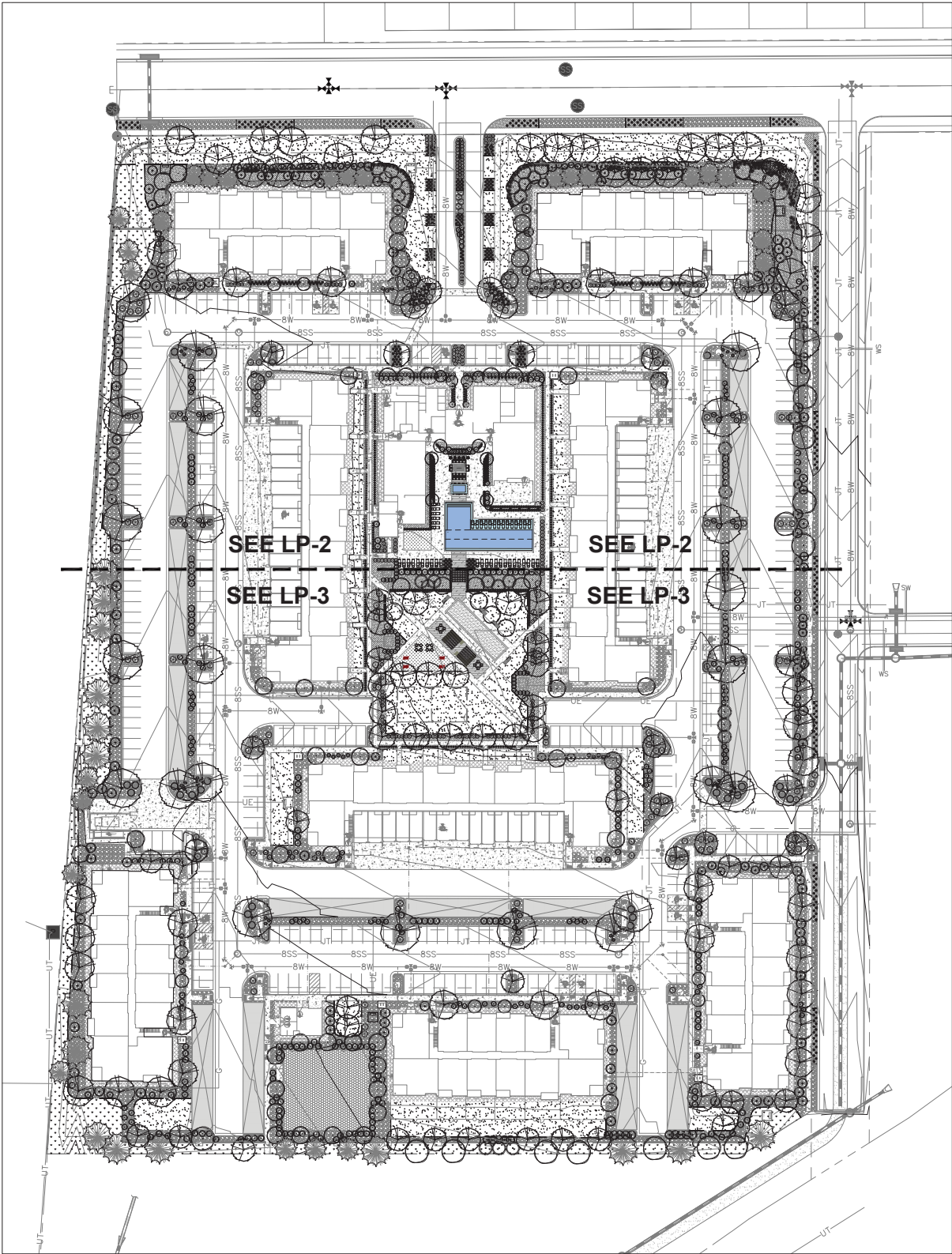


212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

# AURA AT CROSSROADS

## SITE DEVELOPMENT PLAN

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65  
WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

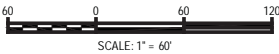


Landscape Code Requirements			
INTERNAL LANDSCAPING			
Lot Area	15% of Lot Area	1 tree per 500 sf	Trees Provided
553058.31	82958.75	165.92	166
ROADWAY LANDSCAPING			
Linear Feet of Non-Arterial		1 tree per 30 lf	Trees Provided
1176.36		39.21	40
BUFFER LANDSCAPING			
Linear Feet of Buffer		1 tree per 25 lf	Trees Provided
1628.28		65.13	65
PARKING LOT LANDSCAPING			
Number of Parking Spaces		1 tree per 15 ps	Trees Provided
496		33.07	33
Total Trees Required		303.33	304

Hydrozones Legend						
Symbols	Square Footage	Abbreviations	Hydrozones	Inches per year	Landscape Coverage	Irrigation
	5258	NA	Dog Park	0	Pea Gravel / Sand Mix	No
	1474		Artificial Turf	0	Artificial Turf	No
	19100	NON-IRR	Non Irrigated	0	4" Rock Mulch	No
	25409	V	Very Low	0 to 7	Native Seed	Yes
	74656	L	Low	7 to 15	1.5" Rock Mulch	Yes
	24988	M	Moderate	15 to 25	Bark Mulch	Yes
	44847	H	High	more than 25	Drought Tolerant Sod	Yes
	195732	Total Landscape Area				

Bicycle Parking Requirements		
Number of Vehicular Parking Spaces	1 Bike p.s. per 5% of Vehicular p.s.	Bike Spaces Provided
583	29.15	32

Sheet Index	
Page Number	Sheet Name
20	Landscape Cover
21	Landscape Plan 'A'
22	Landscape Plan 'B'
23	Landscape Notes
24	Landscape Details
25	Landscape Details



ISSUE DATE: 08-06-2021		PROJECT #: 200823
DATE	REVISION	COMMENTS

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Landscape Architecture • Planning • Entitlements

1501 Wazee Street Suite 1-C, Denver, Colorado 80202  
303.446.2368 • henrydesigngroup.com

TRINIS ACQUISITION COMPANY, LLC  
8235 DOUGLAS AVENUE, SUITE 950  
DALLAS, TX 75225  
P: 970.819.9968



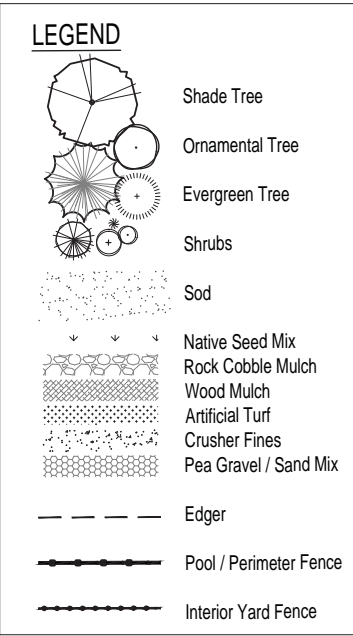
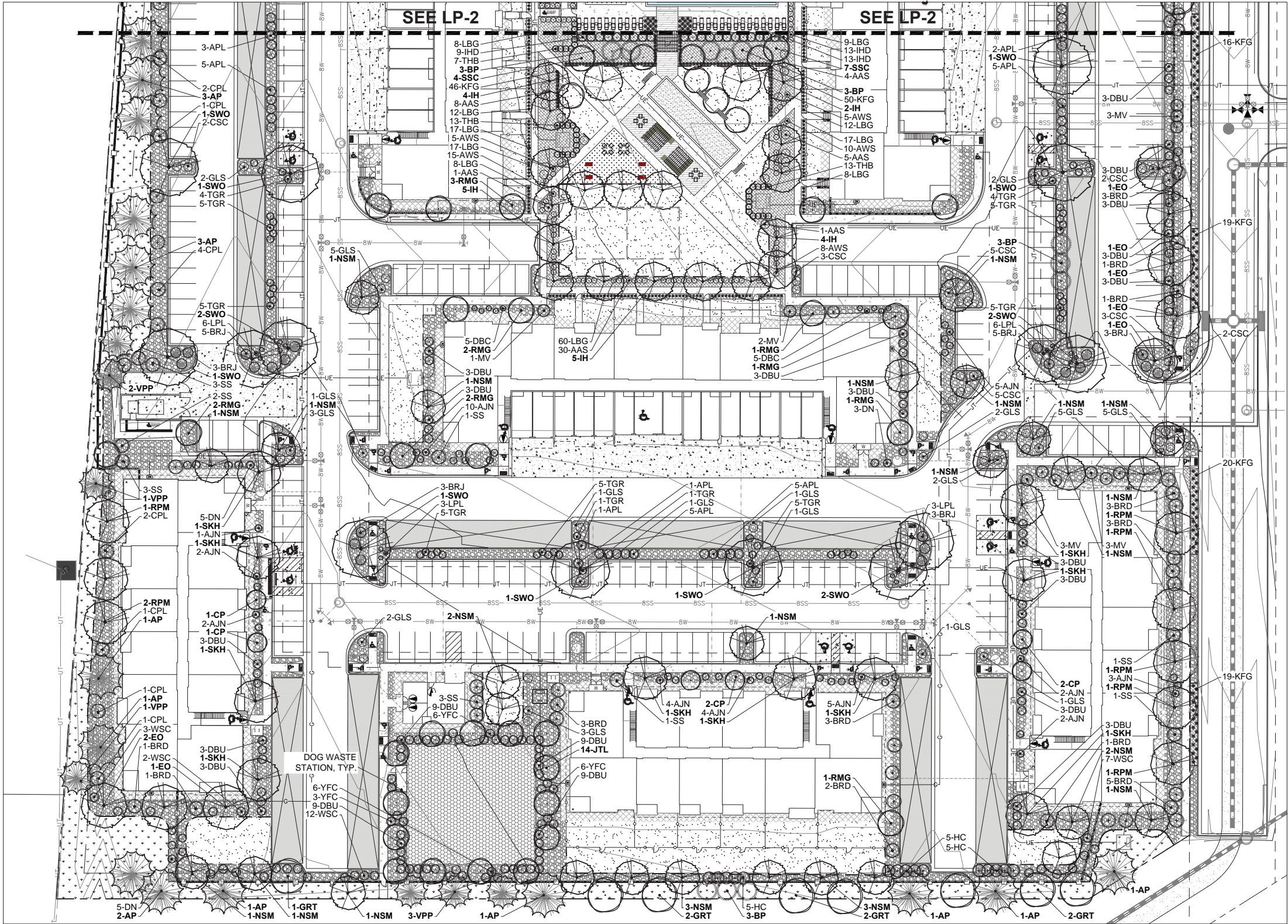




# AURA AT CROSSROADS

## SITE DEVELOPMENT PLAN

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65  
WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



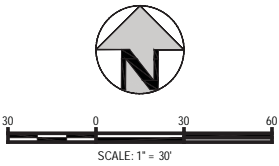
Landscape Plan 'B'

ISSUE DATE: 08-06-2021	PROJECT #: 200823
DATE	REVISION COMMENTS

henry  
design  
group

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1501 Wazee Street Suite 1-C, Denver, Colorado 80202  
303.446.2368 • henrydesigngroup.com



TRINIS ACQUISITION COMPANY, LLC  
8235 DOUGLAS AVENUE, SUITE 950  
DALLAS, TX 75225  
P: 970.819.9968

CROSSROADS  
LANDSCAPE PLAN 'A'  
SHEET 22 OF 29

PROJECT #: 200823



# AURA AT CROSSROADS

## SITE DEVELOPMENT PLAN

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65  
WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

### PLANT LIST

SHADE TREES					
Qty.	Sym.	Scientific Name	Common Name	Size	Water Use
17	EO	Quercus robur	English Oak	2" cal. B&B	Xeric
26	IH	Gleditsia triacanthos var. inermis 'Imperial'	Imperial Honeylocust	2" cal. B&B	Low Hydro
28	NSM	Acer truncatum x platanoides 'Keithsform'	Norwegian Sunset Maple	2" cal. B&B	Low Hydro
22	RPM	Acer rubrum 'Frank Jr.' PP #16,769	Redpointe Maple	2" cal. B&B	Low Hydro
19	SKH	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	2" cal. B&B	Low Hydro
23	SWO	Quercus bicolor	Swamp White Oak	2" cal. B&B	Low Hydro
135					
ORNAMENTAL TREES					
16	CP	Pyrus calleryana 'Glen's Form'	Chanticleer Pear	1.5" cal. B&B	Low Hydro
4	CSO	Quercus robur x Q. alba 'Crimschmidt'	Crimson Spire Oak	1.5" cal. B&B	Low Hydro
14	GRT	Koelreuteria paniculata	Golden Rain Tree	1.5" cal. B&B	Low Hydro
14	JTL	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	1.5" cal. B&B	Low Hydro
6	RFC	Malus x 'Prairifire'	Radiant Flowering Crabapple	1.5" cal. B&B	Low Hydro
18	RMG	Acer grandidentatum 'Schmidt'	Rocky Mountain Glow Maple	1.5" cal. B&B	Low Hydro
25	SSC	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" cal. B&B	Low Hydro
7	WKH	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" cal. B&B	Low Hydro
104					
EVERGREEN TREES					
15	AP	Pinus nigra	Austrian Pine	6' B&B	Low Hydro
24	BP	Pinus heldreichii	Bosnian Pine	6' B&B	Low Hydro
26	VPP	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramidal Pine	6' B&B	Low Hydro
65					
DECIDUOUS SHRUBS					
Qty.	Sym.	Scientific Name	Common Name	Size	
54	AAS	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 Gallon	Low Hydro
61	AJN	Physocarpus opulifolius 'Jefam'	Autumn Jubilee Ninebark	5 Gallon	Low Hydro
42	APL	Fallugia paradoxa	Apache Plume	5 Gallon	Xeric
93	AWS	Spirea japonica 'Anthony Waterer'	Anthony Waterer Spirea	5 Gallon	Low Hydro
47	BRD	Cornus stolonifera 'Baileyi'	Bailey Redtwig Dogwood	5 Gallon	Low Hydro
50	CSC	Prunus besseyi 'Pawnee Buttes	Creeping Sand Cherry	5 Gallon	Xeric
27	CPL	Syringa vulgaris	Common Purple Lilac	5 Gallon	Low Hydro
26	DBC	Aronia melanocarpa 'Morton'	Dwarf Black Chokeberry	5 Gallon	Low Hydro
98	DBU	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 Gallon	Low Hydro
28	DN	Physocarpus opulifolius 'Nana'	Dwarf Ninebark	5 Gallon	Low Hydro
46	GLS	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	5 Gallon	Xeric
64	GMS	Spiraea x bumalda 'Goldflame'	Gold Flame Spirea	5 Gallon	Low Hydro
15	HC	Cotoneaster lucidus	Hedge Cotoneaster	5 Gallon	Low Hydro
29	IHD	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	5 Gallon	Low Hydro
13	KOR	Rosa x 'Radrazz'	Knock Out Rose	5 Gallon	Low Hydro
85	LDP	Ligustrum vulgare 'Lodense'	Lodense Privet	5 Gallon	Xeric
30	LPL	Amorpha canescens	Leadplant	5 Gallon	Xeric
44	MV	Viburnum lantana 'Mohican'	Mohican Viburnum	5 Gallon	Low Hydro
5	NWR	Rosa 'Nearly Wild'	Nearly Wild Rose	5 Gallon	Low Hydro
7	RS	Perovskia atriplicifolia	Russian Sage	5 Gallon	Low Hydro
28	SS	Amelanchier alnifolia	Saskatoon Serviceberry	5 Gallon	Low Hydro
35	THB	Rhamnus frangula 'Columnaris'	Tall Hedge Buckthorn	5 Gallon	Low Hydro
76	TGR	Chrysothamus nauseous graveolens	Tall Green Rabbitbrush	5 Gallon	Xeric
24	WSC	Prunus besseyi	Western Sand Cherry	5 Gallon	Low Hydro
21	YFC	Ribes aureum	Yellow Flowering Currant	5 Gallon	Low Hydro
1048					

EVERGREEN SHRUBS					
26	BRJ	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	5 Gallon	Xeric
12	CCJ	Juniperus sabina 'Monna'	Calgary Carpet Juniper	5 Gallon	Xeric
38					
ORNAMENTAL GRASSES					
68	BLG	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grass	1 Gallon	Low Hydro
22	JFG	Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 Gallon	Low Hydro
545	KFG	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gallon	Low Hydro
400	LBG	Schizachyrium scoparium	Little Bluestem Grass	1 Gallon	Xeric
70	SSG	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 Gallon	Low Hydro
158	STG	Nassella tenuissima	Silky Thread Grass	1 Gallon	Low Hydro
18	UMG	Muhlenbergia reverchonii 'PUND01S'	Undaunted Ruby Muhly Grass	1 Gallon	Low Hydro
70	VMG	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	1 Gallon	Low Hydro
1351					
PERENNIALS					
5	BWS	Veronica pectinata	Blue Woolly Veronica	1 Gallon	Low Hydro
5	KGF	Liatris spicata 'Kobold'	Kobold Gayfeather	1 Gallon	Low Hydro
9	MB	Liatris spicata	Morning Blazing Star	1 Gallon	Low Hydro
13	MNS	Salvia sylvestris 'May Night'	May Night Salvia	1 Gallon	Low Hydro
9	RHG	Geranium 'Rozanne' PP12175	Rozanne Hardy Geranium	1 Gallon	Low Hydro
10	WLC	Nepeta x faassenii 'Walker's Low'	Walkers Low Catmint	1 Gallon	Low Hydro
51					

### LANDSCAPE NOTES:

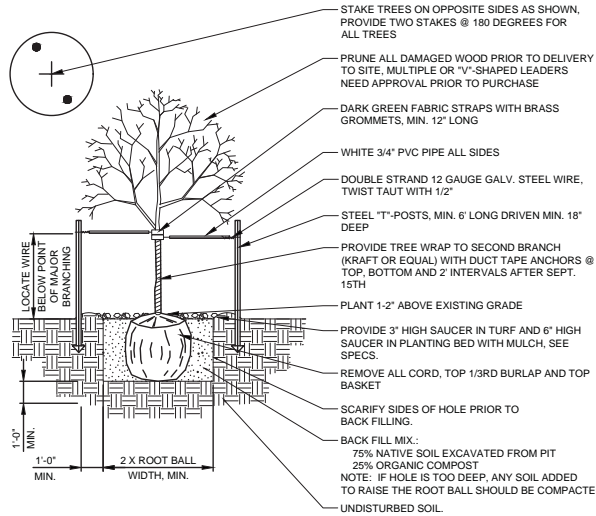
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMAN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED WITH ROCK MULCH CONSISTING OF 1-½" DIAMETER ROCK TO A DEPTH OF 4" AND SHALL BE PLACED OVER A WEED BARRIER FILTER FABRIC.
- ALL 5' BUILDING OFFSET BEDS TO BE MULCHED WITH ROCK MULCH CONSISTING OF 2" TO 3" DIAMETER ROCK TO A DEPTH OF 4" AND SHALL BE PLACED OVER A WEED BARRIER FILTER FABRIC.
- ALL PLANTING BEDS ADJACENT TO DRYLAND SEEDED AREAS OR SOD AREAS SHALL BE SEPARATED WITH 1/8" X 4" ROLLED TOP STEEL EDGER.
- OWNER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS OR AVAILABILITY OF MATERIAL. OVERALL QUALITY AND DESIGN CONCEPT SHALL BE CONSISTENT WITH APPROVED LANDSCAPE PLANS. ANY CHANGES WILL BE PROVIDED TO THE OWNER FOR REVIEW AND APPROVAL.
- PRIOR TO INSTALLATION OF PLANT MATERIAL & SOD, CONTRACTOR SHALL THOROUGHLY LOOSEN ALL AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION. CONTRACTOR TO THOROUGHLY INCORPORATE SIX CUBIC YARDS OF COMPOST OR COMPOSTED WEED FREE MANURE PER 1,000 SQUARE FEET TO BED AND SOD AREAS. AREAS TO BE NATIVE SEEDED TO RECEIVE FOUR CUBIC YARDS OF AMENDMENT. ORGANIC MATERIAL TO HAVE THE FOLLOWING CHARACTERISTICS:
  - ORGANIC MATTER: 25% OR GREATER
  - SALT CONTENT: 3.0 MMHOS/CM MAX.
  - pH: 8.5 MAXIMUM
  - CARBON TO NITROGEN RATIO 10:1 TO 25:1CONTRACTOR WILL PROVIDE A NUTRIENT TEST FROM THE LAST 3 MONTHS PRIOR TO SPREADING. MOUNTAIN PEAT, ASPEN HUMUS, GYPSUM AND SAND WILL NOT BE ACCEPTED.
- TURF GRASS WILL BE SODDED WITH DROUGHT TOLERANT ENVIROTURF.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- NO LANDSCAPING OR IRRIGATION SHALL OCCUR WITHIN 5' FEET OF ALL BUILDING FOUNDATIONS.

ISSUE DATE: 08-06-2021		PROJECT #: 200823
DATE	REVISION COMMENTS	

AURA AT CROSSROADS

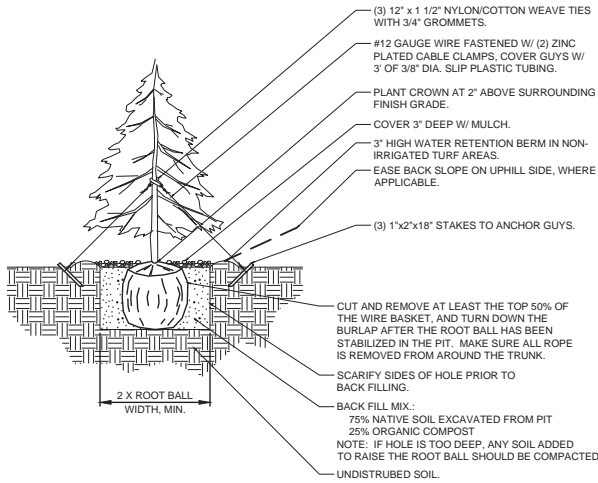
SITE DEVELOPMENT PLAN

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65  
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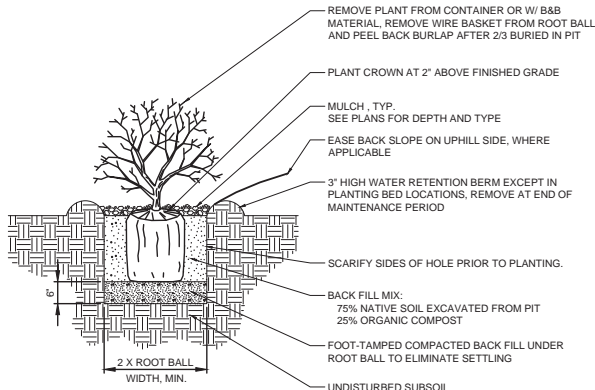
DECIDUOUS TREE PLANTING & STAKING

SCALE: 1/4"=1'-0"



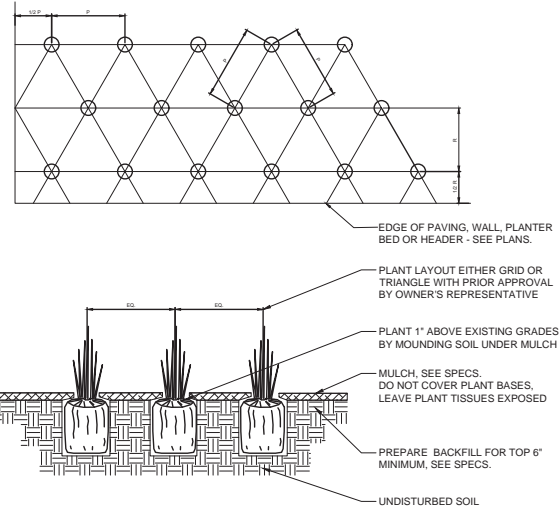
EVERGREEN TREE PLANTING & STAKING

SCALE: 1/4"=1'-0"



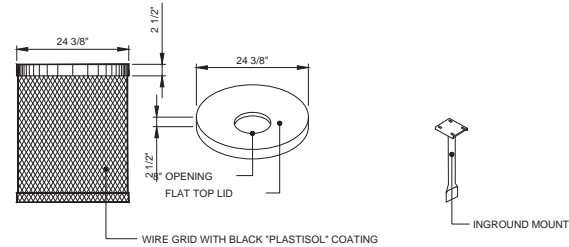
TYPICAL SHRUB PLANTING

SCALE: 1/2"=1'-0"



TYPICAL PERENNIAL PLANTING DETAIL

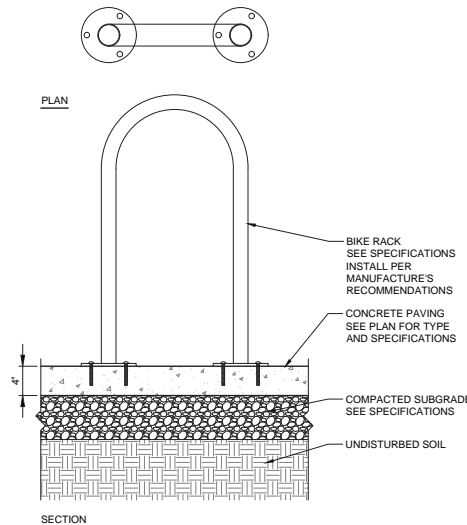
SCALE: 1/2"=1'-0"



Wabash Valley model No. LRD32 with lid  
No. FTL32 and inground leg model 10056.

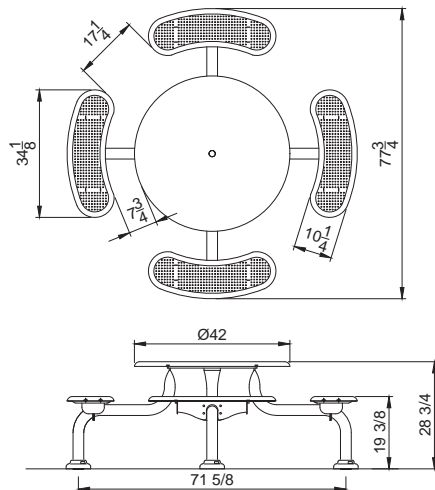
TRASH RECEPTACLE

SCALE: 1/2"=1'-0"



BIKE RACK ON CONCRETE PAVING

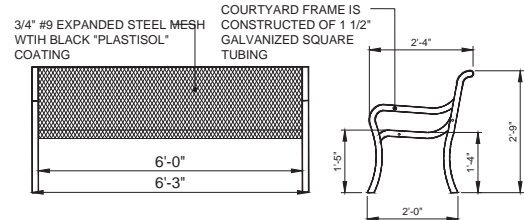
SCALE: 1"=1'-0"



Wabash Valley - Round Perforation Pattern - Model no. CA2Q50C, Color: Silver

PICNIC TABLE

SCALE: 1/2"=1'-0"



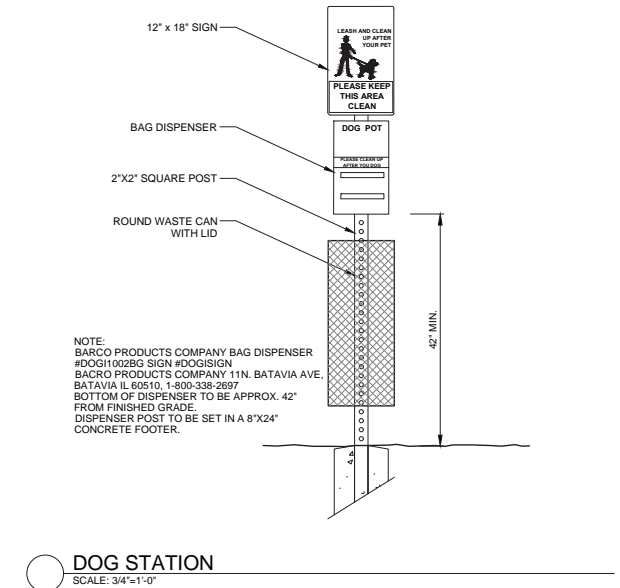
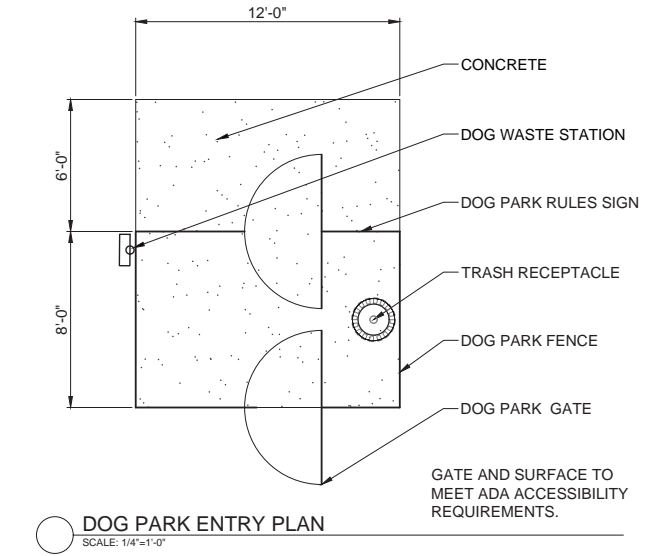
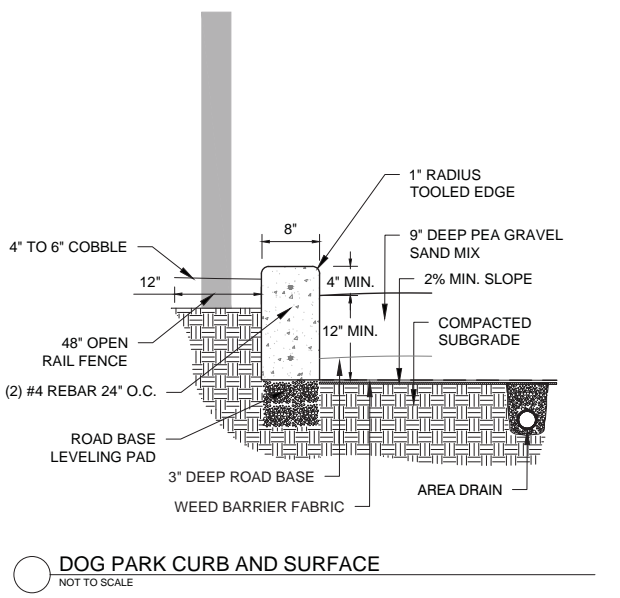
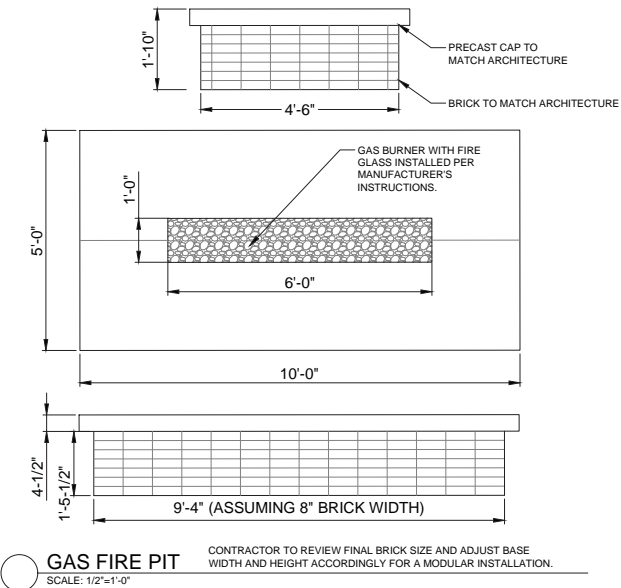
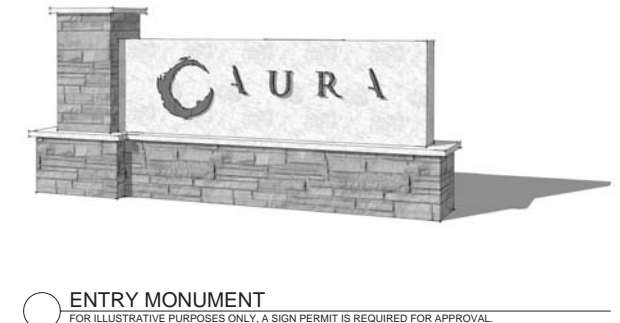
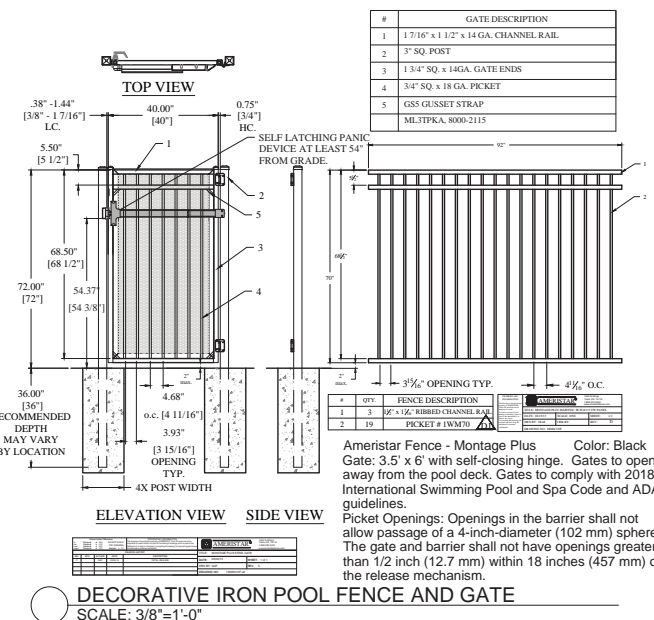
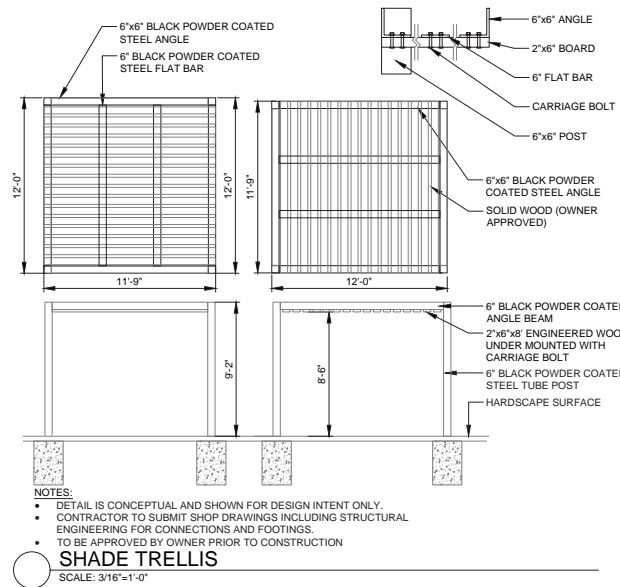
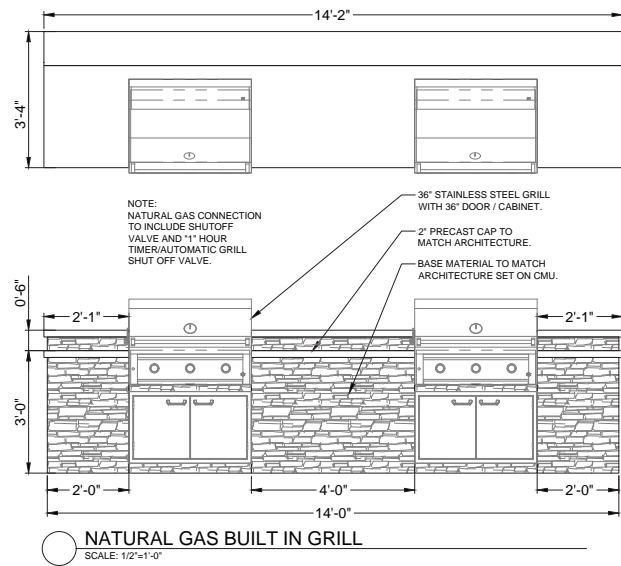
Wabash Valley Diamond Pattern Bench no. CYD4110, Color: black

COURTYARD BENCH

SCALE: 1/2"=1'-0"

ISSUE DATE: 08-06-2021	PROJECT #: 200823
DATE	REVISION COMMENTS

AURA AT CROSSROADS  
SITE DEVELOPMENT PLAN  
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henry design group  
Landscape Architecture • Planning • Entitlements  
1501 Wazee Street Suite 1-C, Denver, Colorado 80202  
303.446.2368 • henrydesigngroup.com

TRINIS ACQUISITION COMPANY, LLC  
8235 DOUGLAS AVENUE, SUITE 950  
DALLAS, TX 75225  
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CROSSROADS  
LANDSCAPE DETAILS  
SHEET 25 OF 29



## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Sanctuary of Peace / Benet Hill Monastery Filing No. 1 Final Plat

**Agenda Date:** September 8, 2021

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

This is a request for endorsement by N.V.E. Inc. on behalf of the Sisters of Benet Hill Monastery of Colorado Springs, for approval of the Sanctuary of Peace / Benet Hill Monastery Filing No. 1 Final Plat, which consists of 26 single-family residential lots on 49.58 acres, with a minimum lot size of 3,696 square feet. The project is located west of the intersection of Colorado State Highway 83 and Benet Lane and is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. Fox Run Regional Park is located 0.50 mile west of the property, while the proposed Highway 83 Bicycle Route is located immediately east and adjacent of the project site. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the right-of-way in the future. A small western portion of the project site is located within the Fox Run Grasslands Candidate Open Space Area; however, this portion of the site will remain as undeveloped Ponderosa pine forest and will not be impacted by the residential development in the eastern portion of the property.

The open space dedication proposed within the previously approved Sanctuary of Peace PUD Preliminary Plan comprises 45.88-acres within various tracts, or 92.55% of the subdivision, and therefore exceeds the required open space dedication of 10%. The open space is comprised primarily of mature Ponderosa pine forest common to the Black Forest, with significant recreational opportunities for the residents and their guests.

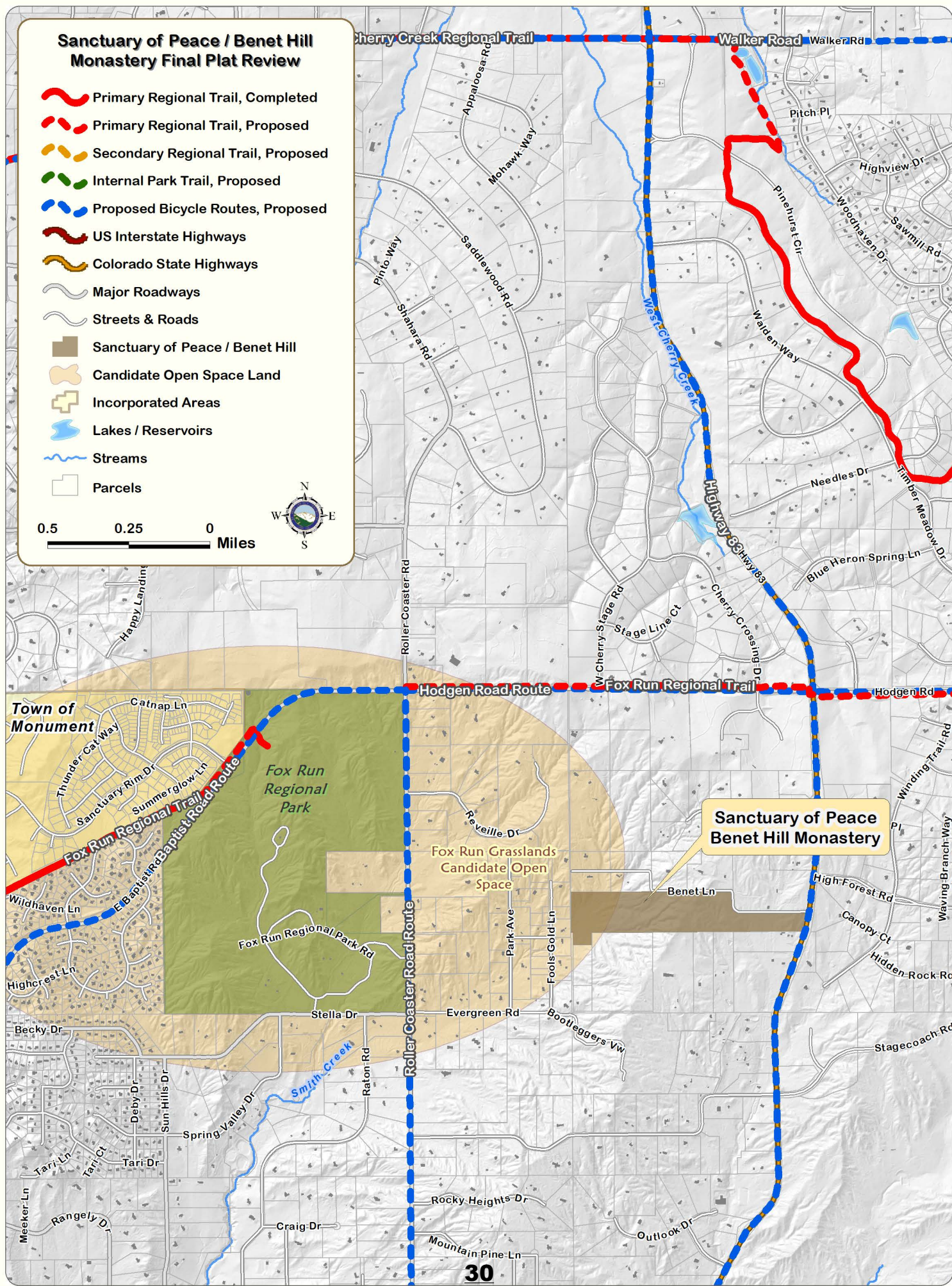
#### **Recommended Motion (Filing No. 1 Final Plat):**

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 Sanctuary of Peace / Benet Hill Monastery Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$11,960 and urban park purposes in the amount of \$7,540, due at the time of recording of this Final Plat.

# Sanctuary of Peace / Benet Hill Monastery Final Plat Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- US Interstate Highways
- Colorado State Highways
- Major Roadways
- Streets & Roads
- Sanctuary of Peace / Benet Hill
- Candidate Open Space Land
- Incorporated Areas
- Lakes / Reservoirs
- Streams
- Parcels

0.5 0.25 0 Miles



Sanctuary of Peace  
Benet Hill Monastery



Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT

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

September 8, 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:	Sanctuary of Peace / Benet Hill Monastery Filing No. 1	Application Type:	Final Plat
PCD Reference #:	SF-21-027	Total Acreage:	49.58
		Total # of Dwelling Units:	26
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	1.31
Benet Hill Monastery of Colo Spgs	M.V.E. Inc.	Regional Park Area:	2
Vincent Crowder	David Gorman	Urban Park Area:	1
3901 Benet Hill Lane	1903 Lelaray Street, Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80909	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
<b>LAND REQUIREMENTS</b>		Urban Density (> 1 Dwelling Unit Per 2.5 Acres): <b>YES</b>	
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 1</b>	
0.0194 Acres x 26 Dwelling Units = 0.504		Neighborhood:	0.00375 Acres x 26 Dwelling Units = 0.10
<b>Total Regional Park Acres: 0.504</b>		Community:	0.00625 Acres x 26 Dwelling Units = 0.16
		<b>Total Urban Park Acres: 0.26</b>	
<b>FEE REQUIREMENTS</b>			
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 1</b>	
\$460 / Dwelling Unit x 26 Dwelling Units = \$11,960		Neighborhood:	\$114 / Unit Acres x 26 Dwelling Units = \$2,964
<b>Total Regional Park Fees: \$11,960</b>		Community:	\$176 / Unit Acres x 26 Dwelling Units = \$4,576
		<b>Total Urban Park Fees: \$7,540</b>	

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 Sanctuary of Peace / Benet Hill Monastery Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$11,960 and urban park purposes in the amount of \$7,540, due at the time of recording of this Final Plat.
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Park Advisory Board Recommendation:



July 26, 2021

PCD File No.:

**LETTER OF INTENT  
SANCTUARY OF PEACE FILING NO. 1  
FINAL PLAT**

**Owner / Applicant:**

Benet Hill Monastery of Colorado Springs, Inc.  
3190 Benet Ln  
Colorado Springs, CO 80921  
(719) 633-0655  
Vincent Crowder

**Authorized Representative / Consultant:**

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

**Site Location Size and Zoning:**

Proposed Sanctuary of Peace Filing No. 1 is located west of Colorado State Highway 83, north of Stagecoach Road and south of Arena Road. The subject property is located in the South one-half of Section 27, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, State of Colorado. The site is owned by Benet Hill Monastery of Colorado Springs Inc. The El Paso County Assessor Schedule Number for the site is 6127000063 and the address is 15760 Colorado State Highway 83. The property to be platted is 49.58+/- acres in size.

The owners also own three adjacent parcels along the north side of Benet Lane which contain the monastery facility and grounds and other residential and utilitarian structures. These three parcels are not a part of the proposed Final Plat application and will continue to be owned, operated and maintained separately. The site of the Sanctuary of Peace Filing No. 1 is bound on the east by State Highway 83, on the north by Benet Lane, on the west by Black Forest Park subdivision, and on the south by 10 & 20+/- acres parcels of un-platted land of single-family residential use.

The site was rezoned to PUD on December 8, 2020 as approved by the El Paso County Board of County Commissioners with Resolution 20-428 recorded under Reception Number 220200121 of the records of El Paso County Colorado. The PUD/Preliminary Plan was approved in the same board action and is recorded under Reception No. 220210778.

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

### **Project Description:**

The Sanctuary of Peace Filing No. 1 final plat provides for the establishment of 26 single-family lots (Lots 2 – 27), twelve tracts and one lot that is to contain the private Sanctuary Club House building (Lot 1). The clustering of the visible improvements of the development consisting of the 27 units comprised of 26 single family attached homes and the private Sanctuary Club House in Lots 1 through 27, the private road in Tract A, private residential driveways on Tract C, detention ponds in Tracts E, F and G, water well, water treatment buildings and trash enclosure in Tract H, parking and gazebo in Tract J, parking in Tract K, mail kiosk and paved pull-over area in Tract L makes up 5.14 acres in area. The development area is surrounded by the remaining 44.44 acres of forested open space. The development is to be served by a central water system and four onsite wastewater treatment systems (OWTS). Access to each lot is to be from a proposed private roadway (Promise Point) which extends from existing private Benet Lane. Benet Lane connects to Highway 83 located to the east of the site. An emergency-only access to the Fools Gold Lane will also serve the property.

### **Request and Justification:**

The request is for approval of the Final Plat of Sanctuary of Peace Filing No. 1, containing 49.58± acres. This proposed final plat will create 27 lots and twelve tracts in the PUD zone (Planned Unit Development). The plat is in compliance with the PUD / Preliminary Plan as approved on December 8, 2020 by the El Paso County Board of County Commissioners with Resolution 20-428.

This application meets the Final Plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivisions in Chapter 8 of the El Paso County Land Development Code (2021). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code. Each criteria is listed below followed by the appropriate justification.

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.* “Your El Paso Master Plan” (2021) is a comprehensive document communicating a vision for many factors that influence the quality of in El Paso County, including Land Use. The Master Plan provides a strategy to achieve the vision by putting forth goals and policies that can be used as a framework for decision-making regarding development of the County.

The site is located in the “Tri Lakes Area” of the county located west Highway 83 and south of Hodgen Road. The site is designated as a Large-Lot Residential Placetype. The Primary Land Use of this placetype is Single Family Detached housing with Agriculture, Commercial Retail, Commercial Service and Parks and Open Space as Supporting Land Uses. The site and existing adjacent infrastructure is suited to single family residential use. The site is not near a conveniently accessed intersection and the location not suitable for Commercial Service and Commercial Retail uses. In the Land Use category, Goal 1.1 is “*Ensure compatibility with established character and infrastructure capacity*”. While the proposed lots are smaller than the surrounding properties in the RR-5 zone, the setbacks of the residential lots provide a space and separation from adjacent properties that is compatible with the RR-5 zone. The proposed plat will not overburden the existing roadway infrastructure or capacity of the land to support the water and wastewater needs of the development. The proposed water and wastewater systems utilize only a portion of the available water rights that can be appropriated to the property. The Traffic Impact Analysis has determined that the existing roadway infrastructure is adequate to

serve the development. The proposed plat will not create the need for additional public roadways or public facilities. The Board of County Commissioners have determined with the approval of the PUD / Preliminary Plan that Sanctuary fo Peace Filing No. 1 is compatible with surrounding community. Goal 2.2 is *“Preserve the character of rural and environmentally sensitive areas”*. The proposed subdivision will keep the forested nature of the area intact. The proposed plat preserved nearly 90% of the 49.58 acre site as forested private open space. The clustered nature of the subdivision results in reduced land disturbance compared to typical 5-acre rural residential subdivisions. The proposed open space tracts are intended to preserve and maintain the forested opens space in perpetuity as supported by the HOA covenants and bylaws which have been furnished for inspection. The private roadway to be used for access has been designed to have minimal impact on the existing terrain. The project maintains the rural character of site and neighborhood.

The proposed Minor Plat is in compliance with the Parks Master Plan, which does not appear to call for trails or parks in the site. The site is located a short distance east of Fox Run Regional Park. The required Park Fees will be paid at the time of plating.

The proposed subdivision is in compliance with the 2040 Major Transportation Corridors Plan (MTCP) with no roadway dedication being required for this project. The site accesses Colorado State Highway 83 by way of existing Benet Lane.

The proposed subdivision is also in compliance with the Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

The proposed subdivision is in compliance with the El Paso County Water Master Plan (2018). The District Court, Water Division 2 Colorado, has decreed certain water rights and approved a plan for augmentation as necessary to allow use of a new well for the subdivision in Case No. 18CW3019 (c/r 18CW3040, Div. 1) recorded under reception number 218100150 the records of El Paso County. A well permit for the new site was issued by Colorado Division of Water Resources under Well Permit Number 83855-F issued on 12/11/2019. The well was constructed on 3/23/2020. Water for the Sanctuary of Peace subdivision will be provided by a small community water system comprised of a water well, treatment, storage tank, and distribution lines designed in accordance with the Colorado Department of Public Health and Environment Regulations.

Sanctuary of Peace is located within Region 2 in the Water Master Plan. This is comprised of the northwest corner of the county including the tri-lakes area. The site is not located in a designated Growth Area as determined in the Water Master Plan. The Water Master Plan contains estimates of the demands and available supply by region at the years 2018, 2040 and 2060 Build-Out. The 2018/2040/2060 demands in Region 2 are estimated to be 7,532 acre-feet per year, 11,713 acre-feet per year, and 13,254 acre-feet per year, respectively. The 2018/2040/2060 supplies in Region 2 are estimated to be 13,607 acre-feet per year, 20,516 acre-feet per year, and 20,756 acre-feet per year, respectively, indicating a surplus of supply for the region at each time. However, a significant portion of the supply is derived from non-renewable Denver Basin groundwater. Considering only the Sanctuary of Peace subdivision, demands are estimated to be 8.37 acre-feet of water per year for the current, 2040 and 2060 time frames, respectively. Water supply available by decree to the subdivision is 8.37 acre-feet per year for each of the current, 2040 and 2060 time frames. The decree allows up to 1.3 acre-feet of water per year for irrigation of up to

26,000 square feet of landscaping. In practice, the owner will limit water use for landscape irrigation as a conservation measure. Additionally, due to the nature of the community, each residential unit in the subdivision is anticipated to house fewer than the normal county-wide average number of occupants per household, which will further reduce actual demand in the subdivision.

The following is a listing of some of the policies of the Water Master Plan that are supported by the proposed PUD: Policy 4.1.3 – Support enhanced monitoring of sources of surface and tributary groundwater in the County. The proposed water system will include metering of total use at the treatment plant and metering of the individual residential units; Policy 6.1.2.1 – Follow best management practices to maximize aquifer recharge, including supporting the use of greenway corridors, the maintenance of drainage ways in their natural state, and the avoidance of large amounts of impervious cover for recharge areas. The proposed PUD will preserve 89.60% of the 49.58 acre site as open space (44.43) acres, encouraging and enabling aquifer recharge. Policy 6.1.2.2 – Encourage and accommodate water conservation practices for existing and new developments. The PUD will limit the use of water for landscape irrigation in favor of maintaining the character of the existing forest natural landscape resulting in conservation of the water source. Policy 6.2.1.2 – Encourage re-use of treated wastewater for irrigation and other acceptable uses when feasible. The proposed subdivision will utilize onsite wastewater treatment systems which will provide “Return Flows” to the environment as a condition of the groundwater findings and order and the well permit.

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

This is a proposed Final Plat is in substantial compliance with the PUD / Preliminary Plan that was approved by the Board of County Commissioners on December 8, 2020 and recorded under Reception No. 220210778 of the records of El Paso County with respect to density, lot size, layout, utility and infrastructure provision.

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

The proposed Final Plat is prepared in accordance with applicable subdivision design standards and regulations and as modified by the already approved PUD and ECM deviations. No public improvements are required for this subdivision.

4. *Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval.*

The District Court, Water Division 2 Colorado, has decreed certain water rights and approved a plan for augmentation as necessary to allow use of a new well for the subdivision in Case No. 18CW3019 (c/r 18CW3040, Div. 1). A well permit for the new site was issued by Colorado Division of Water Resources under Well Permit Number 83855-F issued on 12/11/2019. The well was constructed on 3/23/2020. Water for the Sanctuary of Peace subdivision will be provided by a small community water system comprised of a water well, treatment, storage tank, and

distribution lines designed in accordance with the Colorado Department of Public Health and Environment Regulations. The water system will also be regulated by CDPHE after 15 residential units are connected to the system in accordance with State regulations.

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

Waste water is intended to be treated by four shared engineered Onsite Wastewater Treatment Systems designed, constructed and operated under State and County Health Department rules and regulations and in accordance with the Water Decree. The systems have been designed to provide a high level of treatment and for adequate capacity for the subdivision.

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

A soils report has been prepared for the site and the owner will comply with the recommendations of the report. All areas where the geologic conditions would impose some constraints on development and land use are located outside the areas to be developed. These include areas of potentially seasonal shallow groundwater and potentiality unstable slope. Based on the PUD / Preliminary Plan, these areas will have no impacts on the development of the site. These conditions are discussed in further detail in the Soil, Geology, and Geologic Hazard Study produced by Entech Engineering, Inc.

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

The proposed Minor Subdivision is consistent with the submitted and approved Final Drainage Report. The owner is constructing the three recommended Full Spectrum Sand Filter basins for storm water detention and water quality treatment of runoff. The owner will comply with the requirements of the drainage report.

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

All proposed lots will be accessed via proposed private Promise Point which connects to existing private Benet Lane and State Highway 83. Promise Point is to be maintained by the HOA. Individual driveways will be extended from the residential units to Promise Point. An additional emergency-only access is provided to allow emergency traffic to enter and exit to west to Fools Gold Lane.

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

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. Sanctuary of Peace Filing No. 1 is located within the Donald Wescott Fire Protection District which is providing fire protection for the site and has agreed to serve this subdivision. Water and sanitary sewer provisions are discussed in items 4 & 5 above. The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Centurylink Telephone, and



Lewis-Palmer School District 38, which will serve the subdivision. Transportation is being facilitated by the existing adjacent roadway system.

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

The subdivision is located within the Donald Wescott Fire Protection District which is providing fire protection for the site and the surrounding area. The District has agreed to serve this subdivision. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department. The owner has prepared the site with extensive and comprehensive fire hazard mitigation measures.

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

All offsite impacts are determined to be insignificant. Storm drainage is being mitigated with construction of the storm water ponds. The HOA will maintain the ponds. The owner will be responsible to pay park, school, drainage and Traffic Impact fees.

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

There are no public facilities or infrastructure required or proposed for this subdivision. The platting of the site will include the collection of the applicable School Fees, Park Fees, Drainage Fees and Traffic Impact fees due for this project.

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

The subdivision meets the requirements of the Land Development Code.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.] . Mineral estate owners have been notified of this application. It is unlikely that mineral extraction operations would be feasible in this area.*

#### **Total Number Of Residential Units And Densities:**

The gross area of Sanctuary of Peace Filing No. 1 is 49.58+/- acres and is proposed to contain 27 residential Units. Proposed density within the PUD is approximately 0.55 DU/AC (27 units/49.58 acres = 0.55 DU/Ac or 1 DU/ 1.84 Ac).

#### **Traffic Impact Fees:**

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. The owners have elected to not be included in any Public Improvements District. Traffic Impact Fees will be paid at time of building permit.

Z:\61087\Documents\Correspondance\61087-Sanctuary of Peace-Letter Of Intent-Final Plat.odt


## Certificate Of Completion

Envelope Id: 033283EAF1244496B2D6880F011DD039	Status: Sent
Subject: Transmittal Documents - Access Permit Offer Number 220060	
Source Envelope:	
Document Pages: 54	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Arthur Gonzales
Time Zone: (UTC-07:00) Mountain Time (US & Canada)	601 E. 18th Ave., Suite 250
	Denver, CO 80203
	arthur.gonzales@state.co.us
	IP Address: 13.108.254.8

## Record Tracking

Status: Original	Holder: Arthur Gonzales	Location: DocuSign
7/15/2020 1:08:24 PM	arthur.gonzales@state.co.us	
Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: CDOT - Permits	Location: DocuSign

## Signer Events

Signer Events	Signature	Timestamp
Benet Hill Monastery mtsummers@benethillmonastery.org Security Level: Email, Account Authentication (None)	 <p>DocuSigned by: Benet Hill Monastery 43101D3A786A45E...</p> <p>Signature Adoption: Pre-selected Style Using IP Address: 207.173.244.4</p>	<p>Sent: 7/15/2020 1:22:23 PM Viewed: 7/16/2020 9:54:34 AM Signed: 7/17/2020 11:00:31 AM</p>

### Electronic Record and Signature Disclosure:

Accepted: 7/16/2020 9:54:34 AM  
ID: 4c2d9715-4c2d-4429-9c34-14951147fe45

Sister Marie Teresa Summers mtsummers@benethillmonastery.org Security Level: Email, Account Authentication (None)	Sent: 7/17/2020 11:00:41 AM
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### Electronic Record and Signature Disclosure:

Accepted: 7/16/2020 9:54:34 AM  
ID: 4c2d9715-4c2d-4429-9c34-14951147fe45

Arthur Gonzales  
arthur.gonzales@state.co.us  
R2 - Access Manager  
CDOT  
Security Level: Email, Account Authentication (None)

### Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/17/2020 11:00:41 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		



**DONALD WESCOTT FIRE PROTECTION DISTRICT**

15415 Gleneagle Drive Colorado Springs, CO 80918

Ph: 719-488-8680 Fx: 719-488-3414

To: Whom it may concern

From: Chief Vinny Burns

Donald Wescott Fire Protection District

Date: August 20, 2019

Re: Sanctuary of Peace P.U.D.

This is a letter of commitment for fire protection by Donald Wescott Fire Protection District for the property located at 15760 Hwy. 83, for the development known as The Sanctuary of Peace Residential Community.

The Donald Wescott Fire Protection District is an ISO protection class 3 department that has two full time staffed fire stations, the closest of which is located at 15505 Hwy. 83.

The district understands that the applicant has proposed modifications to PUD criteria and waivers to the El Paso County Land Development Code. The applicant has proposed 20 ft wide private paved roadways in a 24 ft wide roadway tract. The applicant proposes more than 25 lots on a dead-end road and a dead-end road in excess of 1,600 feet. The applicant also proposes an unpaved 12 ft. wide to 16 ft. wide emergency-only access road from Benet Lane to Fools Gold Lane in an emergency access easement. The emergency access road will be gated and secured in a manner acceptable to the district. The district finds the proposed modifications and waivers to be acceptable.

The Sanctuary of Peace development will be required to provide an on-site 15,000 gallon fire cistern along with a fire turnout to allow the usage of the cistern while not impeding traffic on the roadway. Residential construction will be reviewed by the district and shall comply with district requirements.

If you have any questions or need further information, please feel free to contact me.

Thank you,

A handwritten signature in black ink, appearing to read 'V. P. Burns', with a long, sweeping horizontal line extending to the right.

Vincent P. Burns

Fire Chief

Station #1 – Headquarters/Admin

15415 Gleneagle Drive, Colorado Springs, CO 80921

Phone: (719) 488-8680 (719) 488-3414

www.wescottfire.org



July 20, 2020

Vincent Crowder  
Sanctuary of Peace POA  
3190 Benet Lane  
Colorado Springs, CO 80921

RE: Acknowledgement of Drinking Water Final Plans and Specifications for Construction  
Sanctuary of Peace POA Water System, Sanctuary of Peace POA  
Public Water System Identification (PWSID) No. CO0121702, El Paso County  
ES Project No. ES.20.DWDR.05394

Dear Mr. Crowder:

The Colorado Department of Public Health & Environment (Department), Water Quality Control Division, Engineering Section has received and reviewed the Capacity Assessment Worksheet and Supplemental Information for the Technical, Managerial, and Financial (TMF) Capacity, and the Final Plans and Specifications for the Sanctuary of Peace POA Water System in accordance with Sections 11.4.1(a) and 11.4(1)(b) of the *Colorado Primary Drinking Water Regulations* (Regulation 11). The TMF and design has been found to be in conformance with the current requirements of the *New Public Water System Capacity Planning Manual* and the *State of Colorado Design Criteria For Potable Water Systems* (Design Criteria). At this time, Sanctuary of Peace POA does not meet the definition of a public water system as defined by Section 11.3(57) of the Colorado Primary Drinking Water Regulations (Regulation 11), and therefore, the Department does not have the authority by Regulation 11 to approve or deny the capacity assessment or the plans and specifications for construction of the water system. At such time that Sanctuary of Peace POA will meet the definition of a public water system, Sanctuary of Peace POA must submit plans and specifications, and a capacity assessment in accordance with Sections 11.4(1)(a) and 11.4(1)(b) of Regulation 11, and receive design approval. The Sanctuary of Peace POA should anticipate being classified as a community water system.

This acknowledgement is limited to the following:

- Well (SDWIS ID: 001): Groundwater source
  - Well Permit Number 83885-F. Drilled well. Screen: 331-751 feet, total depth: 751 feet, static water level approximately 196 feet.
  - Surface improvements: sloped area away from wellhead.
  - Well improvements: casing raised to provide a minimum of 12 inch between grade and wellhead.
  - Permitted Flow: 50 gallons per minute (gpm).
  - Pumped Flow: 25 gpm.
  - All associated piping and appurtenances.
- Treatment Plant (SDWIS ID: 002)
  - Treatment for Well (001), Maximum flowrate of 25 gpm based on well pump rate.
  - Sodium hypochlorite treatment (421):
    - Sodium hypochlorite feed pump (design basis: diaphragm pump with anti-siphon valve), 35 gallon solution feed tank (design basis: polyethylene tank) and secondary chemical containment curb.
    - Sodium hypochlorite injection point prior to contact time storage tanks.
    - Chlorine pump electrically connected to flow meter for flow paced dosing.
  - Treatment appurtenances. Raw water sampling tap, water meter (design basis: NSF61 certified), handheld chlorine analyzer, 119 gallon pressure tank (design basis: Well-X-Trol) and finished water tap (residual chlorine monitoring location) after storage tanks in the treatment plant.





- Booster pumps: two submersible pumps located in 8-inch pits with watertight well cap next to storage tanks (003) to pump from storage tanks back to treatment plant, operating in lead/standby mode, 20 gpm each, 53-62 psi, with variable frequency drives.
- Associated piping and appurtenances.
- Storage Tanks (SDWIS ID: 003)
  - Two (2) 2,500 gallon buried HDPE storage tanks (design basis: Ace Roto-Mold ACT2500-LPG) utilized for contact time (2,000 gallons minimum operating volume between the two tanks). Tank piping and appurtenances: 4-inch inlet pipe, 4-inch vent that opens downward with 24 mesh non corrosible screen, lockable access hatch with gasket, 4-inch outlet pipe.

Deviations:

The design includes the following deviation(s) from the Design Criteria:

- Section 5.1 of the Design Criteria requires that at least two chemical feeders be provided. The response to Request for Information letter indicates spare parts will be kept on site and the system has the ability to service the pump within 24 hours. Based on the information supplied to support this deviation, the Department accepts this deviation request.

Conditions:

The design must comply with the following conditions:

General Requirements:

- Section 2.21 of the Design Criteria requires all chemicals and materials that come in contact with treated or partially treated water to be ANSI/NSF 60 and 61 certified, respectively, for potable water use.
- All wells, pipes, tanks and equipment that can convey or store water intended for potable use must be disinfected in accordance with current AWWA procedures prior to initial use as required in Sections 2.15, 6.6.2, 7.0.18 and 8.7.7 of the Design Criteria.

Monitoring Notifications:

- The project includes installation of a new well that will require completion of initial monitoring when the water system becomes a public water system.
- The design is capable of providing 4-log virus inactivation. As outlined in the Basis of Design Report, the treatment conditions that must exist to achieve 4-log inactivation of viruses are as follows:
  - The supplier must continuously maintain a chlorine residual of 1.0 mg/L at the entry point monitoring location downstream of the two storage tanks, assuming a flow rate of 25 gpm (well pumping rate), a pH between 6.0-9.0, a liquid temperature at or greater than 5-degrees Celsius, a baffle factor of 0.1 and a minimum active storage volume of 2,000-gallons.

Facility Classification under Regulation 100:

- Based on the current water treatment plant and distribution system design and in accordance with the current Colorado Operators Certification Board regulations, the water treatment plant is anticipated to be a Class "D" water treatment facility and the distribution system is anticipated to be a Class "1" distribution system.

The documents that were reviewed are as follows:

- Basis of Design Report dated February 18, 2020 titled *Sanctuary of Peace POA Water System*. Prepared by M.V.E., Inc. for Sanctuary of Peace POA.
- Capacity Planning Document (TMF) dated February 18, 2020 titled *Sanctuary of Peace POA Community Water System*. Prepared by M.V.E., Inc. and H2O Consultants for Sanctuary of Peace POA.
- Raw water quality data received April 21, 2020 and July 7, 2020.
- Response to Request for Information Letter dated June 17, 2020. Prepared by M.V.E., Inc. for Sanctuary of Peace POA.
- Email correspondence dated July 8, 2020 from M.V.E., Inc. for Sanctuary of Peace POA.
- Miscellaneous correspondence.

Please be advised of the following notifications and requirements that may apply to the project:

- Acknowledgement of this project is based only upon engineering design to provide safe potable water, as required by Regulation 11 and shall in no way influence local building department or local health department decisions on this project. This review does not relieve the owner from compliance with all Federal, State and local regulations and requirements prior to construction nor from responsibility for proper engineering, construction and operation of the facility.
- Any point source discharges of water from the facility are potentially subject to a discharge permit under the State Discharge Permit System. Any point source discharges to state waters without a permit are subject to civil or criminal enforcement action. If you have any questions regarding permit requirements contact the Permits Unit at 303-692-3500.

Please direct any further correspondence regarding the technical approval (plans and specifications/design review) to:

Kristen Harris, P.E.  
Colorado Department of Public Health & Environment  
Water Quality Control Division - Engineering Section  
4300 Cherry Creek Drive South  
Denver, CO 80246-1530

Thank you for your time and cooperation in this matter. Please contact me by telephone at 303-692-3538 or by email at [kristen.harris@state.co.us](mailto:kristen.harris@state.co.us) if you have any questions.

The Engineering Section is interested in gaining feedback about your experience during the engineering review process. We would appreciate your time to complete a Quality-of-Service Survey regarding your experience during the engineering review process leading up to issuance of this decision letter. The Engineering Section will use your responses and comments to identify strengths, target areas for improvement and evaluate process improvements to better serve your needs. Please take a moment to fill out our survey at the following website: <http://fs8.formsite.com/cohealth/form627710151/index.html>.

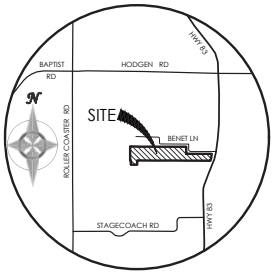
Sincerely,

Kristen Harris, P.E.  
Senior Review Engineer  
Engineering Section | Water Quality Control Division  
Colorado Department of Public Health & Environment

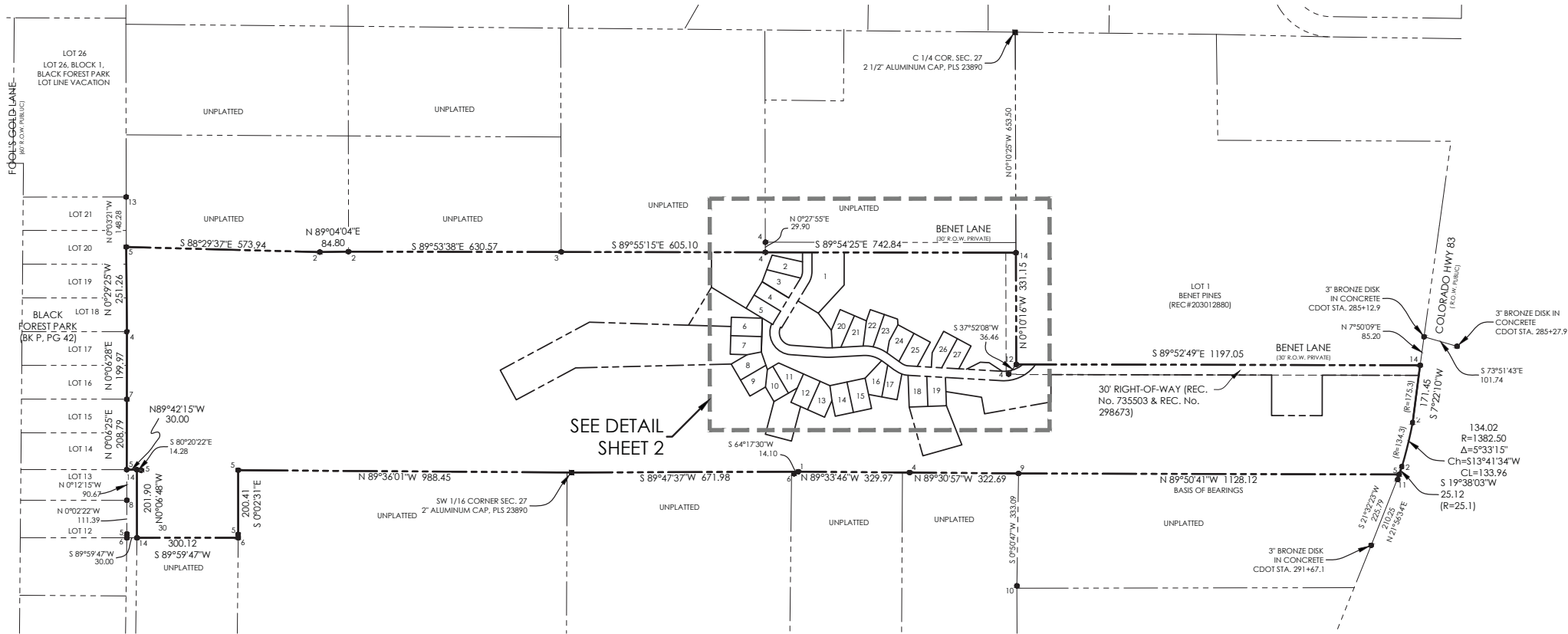
cc: David Gorman, M.V.E., Inc.  
Charles Crum, M.V.E., Inc.  
Lisa Lemmon, El Paso County Public Health  
Catherine McGarvy, El Paso County Public Health  
Amy Zimmerman, WQCD ES Engineering Review Unit Manager  
Haley Orahood, DWCS, Compliance & Enforcement Unit South  
Drinking Water File (CO0121702)

# SANCTUARY OF PEACE FILING NO. 1

LOCATED IN THE THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE  
OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE



## COUNTY GOVERNMENT NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE LETTER REPORT; WASTE-WATER DISPOSAL REPORT MEMO; GEOLOGIC & SOILS MEMO; FIRE PROTECTION REPORT; WILDFIRE AND HAZARD REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT 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.
- 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 DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- A DRIVEWAY PERMIT SHALL BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- ALL PROPERTIES WITHIN THIS SUBDIVISION ARE NOT SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE (RESOLUTION NO. 16-454)

## EASEMENT STATEMENT

UNLESS OTHERWISE NOTED, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT PUBLIC UTILITY & DRAINAGE EASEMENT, AND SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT PUBLIC UTILITY & DRAINAGE EASEMENT AND ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT PUBLIC UTILITY & DRAINAGE EASEMENT.

## TRACT NOTES

TRACT A (30.108 SF / 0.69 AC.) SHALL BE FOR PRIVATE ROADWAY AND UTILITIES AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

TRACT B (136,708 SF / 3.14 AC.) & TRACT D (1,603,103 SF / 36.60 AC.) SHALL BE FOR OPEN SPACE, LANDSCAPE, TRAIL, DRAINAGE AND SIGNAGE AND SHALL BE OWNED BY BENET HILL MONASTERY OF COLORADO SPRINGS (MAJORITY) AND BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION (MINORITY) AND SHALL BE MAINTAINED BY BENET HILL MONASTERY OF COLORADO SPRINGS.

TRACT C (22,909 SF / 0.53 AC.) SHALL BE FOR OPEN SPACE, UTILITIES, RETAINING WALLS, LANDSCAPE, SIGNAGE, PARKING IN DESIGNATED AREAS AND DRIVEWAYS AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

TRACT E (12,046 SF / 0.28 AC.), TRACT F (9,606 SF / 0.22 AC.) & TRACT G (15,483 SF / 0.36 AC.) SHALL BE FOR OPEN SPACE, DRAINAGE, DETENTION PONDS AND TRAILS AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

TRACT H (22,958 SF / 0.53 AC.), TRACT I (79,921 SF / 1.83 AC.), TRACT J (14,590 SF / 0.33 AC.) & TRACT K (75,936 SF / 1.74 AC.) SHALL BE FOR UTILITIES, FIRE CISTERN, TRASH ENCLOSURE, ACCESS, OPEN SPACE AND TRAILS AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

TRACT L (22,909 SF / 0.526 AC.) SHALL BE FOR THE MAIL KIOSK, ACCESS AND SIGNAGE AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

AN EASEMENT OVER AND ACROSS THE ENTIRETY OF TRACTS A, B, C & D SHALL BE GRANTED TO THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION FOR UNLIMITED ACCESS AND USE TO CONSTRUCT AND MAINTAIN THE PRIVATE ROADWAY, OPEN SPACE, RETAINING WALLS, LANDSCAPE, TRAILS, SIGNAGE, PARKING IN DESIGNATED AREAS, DRIVEWAYS, MAILBOXES, WATER AND WASTEWATER SYSTEMS, OR OTHER AMENITIES AS DESIRED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

## GENERAL NOTES

- THE DATE OF PREPARATION IS DECEMBER 20, 2018.
- FLOODPLAIN STATEMENT:  
NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0295G, EFFECTIVE DECEMBER 7, 2018.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES AND PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- LAND SURVEYING PROVIDED BY POLARIS SURVEYING, INC., 1903 LELARAY STREET, SUITE 102, COLORADO SPRINGS, CO 80909. (719) 448-0844
- SET #5 REBAR W/ ALUMINUM CAP "PLS 27605" FLUSH WITH THE GROUND AT ALL CORNERS, UNLESS SHOWN OTHERWISE.
- LOTS 1-27 ARE SUBJECT TO A RECIPROCAL ACCESS EASEMENT RECORDED IN RECEPTION NO. \_\_\_\_\_
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTEREST OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- UNEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
- GEOLOGIC HAZARD NOTE:  
LOTS 1 THRU 27, TRACTS A, B, C, D, E, F, G, H, I, J, K AND L HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY FOR SANCTUARY OF PEACE FILING NO. 1 PREPARED BY ENTECH ENGINEERING, FEBRUARY 11, 2019. JOB NO. 190118, IN THE SANCTUARY OF PEACE RESIDENTIAL COMMUNITY FILE (PUDSF-19-002) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.  
- EXPANSIVE SOILS (LOTS 1 THRU 27, TRACTS A, B, C, D, E, F, G, H, I, J, K AND L)  
- POTENTIALLY SEASONAL SHALLOW GROUND WATER (LOTS 1 THRU 27, TRACTS A, B, C, D, E, F, G, H, I, J, K AND L)  
- POTENTIALLY UNSTABLE SLOPE (TRACT H & LOT 2)
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO STATE HIGHWAY 83.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF PROTECTIVE AND RESTRICTIVE COVENANTS, SANCTUARY OF PEACE RESIDENTIAL COMMUNITY AS RECORDED AT RECEPTION NO. \_\_\_\_\_, THE RECORDS OF EL PASO COUNTY, COLORADO.

## SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF SURVEY 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.

THIS CERTIFICATION IS NEITHER A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

RANDALL D. HENCY  
COLORADO REGISTERED PLS #27605  
FOR AND ON BEHALF OF M.V.E., INC.

## KNOW ALL MEN BY THESE PRESENTS

THAT BENET HILL MONASTERY OF COLORADO SPRINGS, INC. IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF COLORADO HIGHWAY 83:  
THENCE N 89°50'41" W, 1128.12 FEET;  
THENCE N 89°50'57" W, 322.69 FEET;  
THENCE N 89°33'46" W, 329.97 FEET;  
THENCE S 89°47'37" W, 671.98 FEET;  
THENCE N 89°36'01" W, 988.45 FEET;  
THENCE S 00°02'49" E, 200.41 FEET;  
THENCE S 89°59'47" W, 300.12 FEET;  
THENCE N 00°06'48" W, 201.90 FEET;  
THENCE N 89°42'15" W, 30.00 FEET;  
THENCE N 00°06'25" E, 208.79 FEET;  
THENCE N 00°06'28" E, 199.97 FEET;  
THENCE N 00°29'25" W, 251.26 FEET;  
THENCE S 88°59'37" E, 573.94 FEET;  
THENCE N 89°04'04" E, 84.80 FEET;  
THENCE S 89°53'38" E, 630.57 FEET;  
THENCE S 89°55'15" E, 403.10 FEET;  
THENCE S 89°54'25" E, 742.84 FEET;  
THENCE S 00°10'16" E, 331.15 FEET;  
THENCE S 89°54'49" E, 1197.05 FEET;  
THENCE S 07°22'10" W, 171.45 FEET TO A NON-TANGENT CURVE TO THE RIGHT;  
THENCE 134.02 FEET ALONG SAID CURVE CONVEX TO THE WEST, HAVING A RADIUS OF 1382.50 FEET, A CENTRAL ANGLE OF 5°33'15", AND WHOSE LONG CHORD BEARS S13°41'34" W, 133.96 FEET TO A POINT NON-TANGENT;  
THENCE S 19°38'03" W, 25.12 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 49.58± ACRES (2,159,785± SF) MORE OR LESS.

## OWNER'S 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, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUPERVISION OF SANCTUARY OF PEACE FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID 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.

SISTER CLARE CARR, OSB, PRIORRESS  
BENET HILL MONASTERY OF COLORADO SPRINGS, INC.

STATE OF COLORADO

COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC

## PCD DIRECTOR CERTIFICATE

THIS PLAT FOR 'SANCTUARY OF PEACE FILING NO. 1' WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. SUBJECT TO ANY NOTES SPECIFIED HEREON.

EXECUTIVE DIRECTOR, EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT  
CRAIG DOSSEY

DATE

## CLERK AND RECORDER

CLERK AND RECORDER:

STATE OF COLORADO

COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AND IS DULY

RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, CLERK AND RECORDER

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

SCHOOL FEE: \_\_\_\_\_

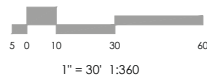
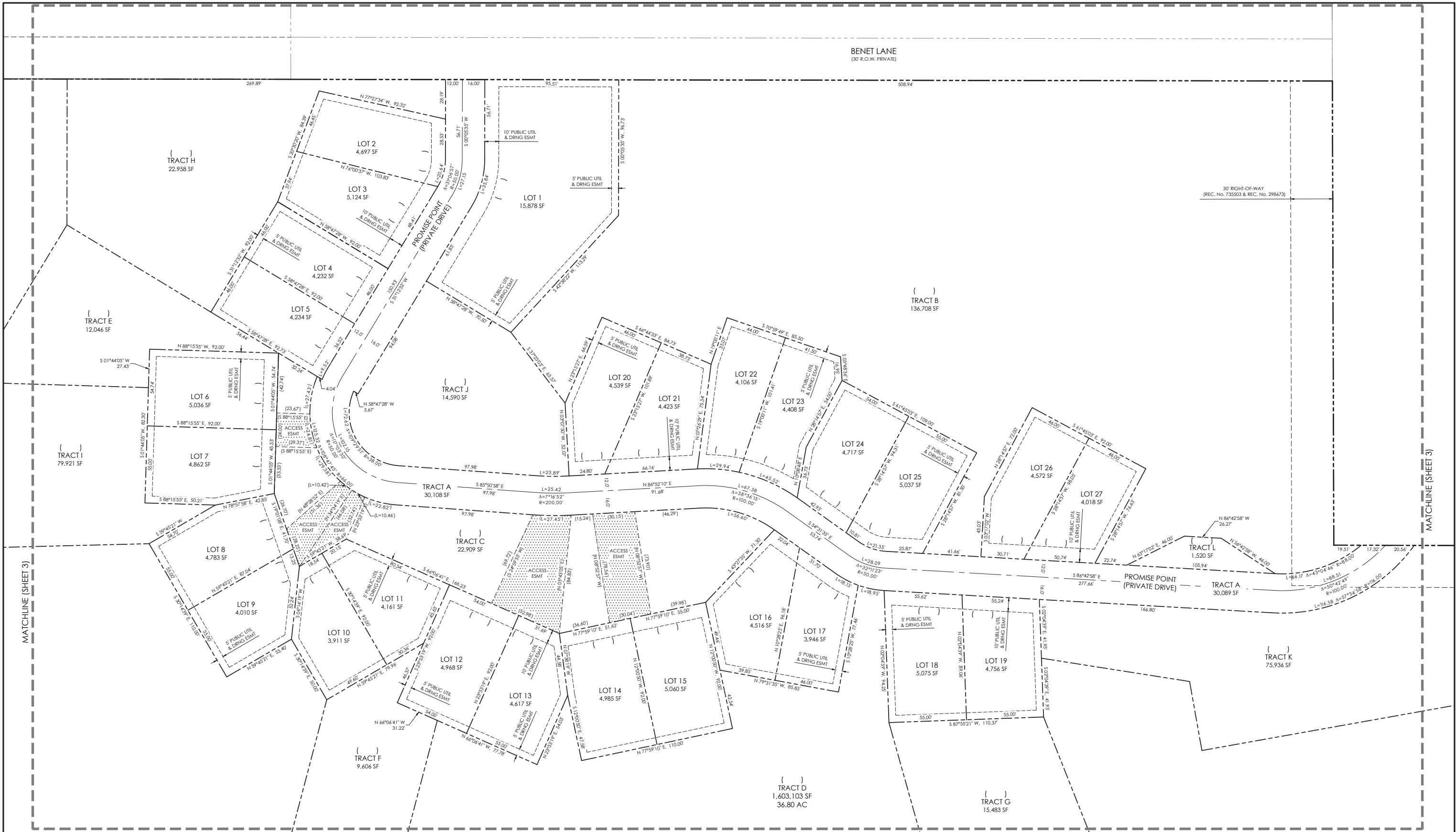
BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

PCD FILE NO.:

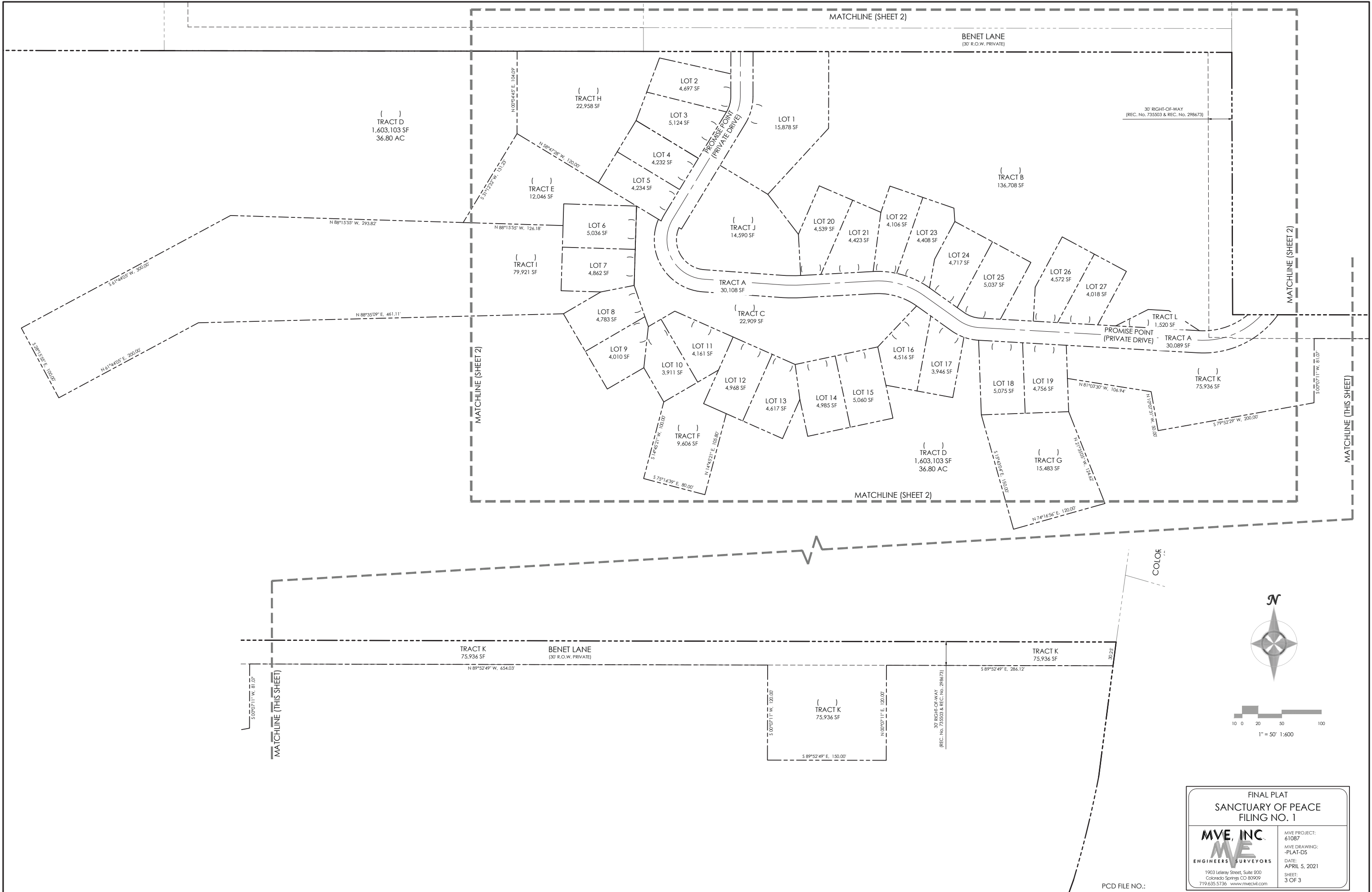
FINAL PLAT SANCTUARY OF PEACE FILING NO. 1	
<b>MVE, INC.</b> ENGINEERS SURVEYORS 1903 Lelaray Street, Suite 300 Colorado Springs, CO 80909 719.635.5726 www.mvecd.com	MVE PROJECT: 61087 MVE DRAWING: -PLAT-PS DATE: APRIL 5, 2021 SHEET: 1 OF 3



1" = 30' 1:360

FINAL PLAT SANCTUARY OF PEACE FILING NO. 1	
<b>MVE, INC.</b> ENGINEERS SURVEYORS 1903 Lelaray Street, Suite 300 Colorado Springs, CO 80909 719.635.5726 www.mvecd.com	MVE PROJECT: 61087 MVE DRAWING: -PLAT-DS DATE: APRIL 5, 2021 SHEET: 2 OF 3

PCD FILE NO.:



FINAL PLAT SANCTUARY OF PEACE FILING NO. 1	
<b>MVE, INC.</b> ENGINEERS SURVEYORS 1903 Leleay Street, Suite 300 Colorado Springs, CO 80909 719.635.5726 www.mveinc.com	MVE PROJECT: 61087
	MVE DRAWING: -PLAT-DS
	DATE: APRIL 5, 2021
	SHEET: 3 OF 3

PCD FILE NO.:



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

### **Agenda Item Summary Form**

**Agenda Item Title:** Happy Trails Fundraising Event Update

**Agenda Date:** September 8, 2021

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

**Presenter:** Todd Marts, Community Services Executive Director

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

#### **Background Information:**

Happy Trails is the annual fundraising event for the El Paso County Nature Centers held in August of each year. The 12<sup>th</sup> Annual Happy Trails BBQ Fundraiser was held on Friday, August 20 from 6:00-9:00 p.m. at Fox Run Regional Park.

This year's Happy Trails was part of the larger celebration of the 50<sup>th</sup> Anniversary of El Paso County Parks with fundraising efforts directed towards the goal of a new nature center in northern El Paso County to allow El Paso County Parks to better serve the burgeoning population in this area.

The event included an impressive menu provided by Buffalo Gals Catering, including their signature Santa Maria-style tri-tip. Buffalo Gals have supported this event as Sponsors over the course of its 12- year history. Other Sponsors included Heuberger Subaru, Sovereignty Wines & Black Forest Brewery.

In addition to delicious food and drink, the evening included impressive musical entertainment from crowd-pleasing Americana band Wirewood Station, Millibo Art Theatre's "Girl Sprouts" and Bear Creek and Fountain Creek Nature Camper Ambassadors who mingled with guests, carrying natural artifacts and teaching our guests what they learned at camp.

Approximately 175 people attended and enjoyed the evening's festivities. This included tent and table captains who pre-purchased tables for themselves and 5 guests as well as individual attendees including El Paso County Commissioners, Park Board Members and other Dignitaries. (Attending Commissioners included Cami Bremer, Carrie Geitner, Stan Vanderwolf, and County Administrator Bret Waters. Park Board and former Park Board attendees included James Cassidy, Lois Landgraf, Julia Sands de Melendez) El Paso County Parks' Partners in the Park also attended and celebrated with us, including Gold Hill Mesa and Ellie and Robert Hostetler.

Happy Trails came to fruition as a result of Park Maintenance Staff (special thanks to Nathan Robinson and the North District maintenance team!), Happy Trails Planning

Committee, Nature Centers and other Parks staff, and a dozen dedicated Friends of El Paso County Nature Centers volunteers.

The evening was successful as both a wonderful celebration of the 50<sup>th</sup> Anniversary of El Paso County Parks Department and a fundraiser. Through the generous support of Sponsors, ticket-buyers, and donors, we reached the impressive goal of raising \$20,000 to support the creation of a new nature center in Fox Run Regional Park! Thank you to those who supported the event and this endeavor!

**Recommended motion:**  
Information Only

**El Paso County Park Advisory Board**

**Agenda Item Summary Form**

**Agenda Item Title:** 2021 El Paso County Fair Report

**Agenda Date:** September 8, 2021

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

**Presenter:** Dayna Buffington, Fair & Events Center Program Supervisor

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

**Background Information:**

Staff will present an overview of the 2021 El Paso County Fair that was conducted on July 10-17 at the County Fairgrounds. Please find attached the power point presentation.

**Recommended motion:**  
Information Only

Committee, Nature Centers and other Parks staff, and a dozen dedicated Friends of El Paso County Nature Centers volunteers.

The evening was successful as both a wonderful celebration of the 50<sup>th</sup> Anniversary of El Paso County Parks Department and a fundraiser. Through the generous support of Sponsors, ticket-buyers, and donors, we reached the impressive goal of raising \$20,000 to support the creation of a new nature center in Fox Run Regional Park! Thank you to those who supported the event and this endeavor!

**Recommended motion:**  
Information Only



## OUR PURPOSE

Produce an annual event with a wide variety of activities that celebrates El Paso County's history, culture and heritage while maintaining financial independence.



## KEYS TO SUCCESS

- Long Term Planning
- Supportive Sponsors
- Effective Marketing
- Great 4-H Program
- Major Evening Entertainment
- Daily Entertainment, Contests, & Shows
- Dedicated and Passionate
- Volunteers / Staff
- Variety of Vendors & Carnival Activities
- Good Weather

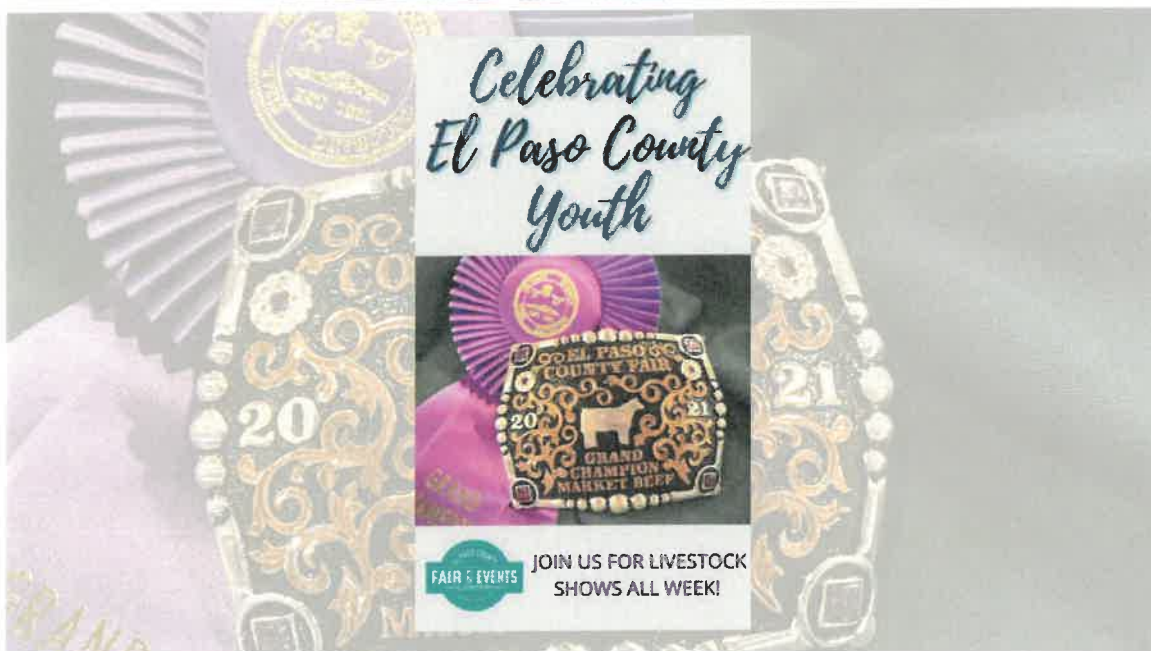


# MARKETING STRATEGY

- Created an inclusive social marketing campaign that gained 884 new followers with a 486,000 digital impressions during the week of Fair
- Worked with area news station for local coverage - aired commercials through KRDO & COMCAST/Xfinity
- Installed digital screens in Swink Hall & Owens Arena to display daily schedules, highlight events, and sponsors
- Printed advertisements covering every region of El Paso County
- Developed relationships with Mountain Country, Cat Country, Q102.7 FM, and iHeart Radio







## INNOVATIVE INITIATIVES

- **Activity Pages**

- Distributed at local restaurants in Falcon & Calhan
  - Guadalajara | Nana's Kitchen | Omelet ETC
  - Roosters | The Western Omelet | Karen's Cafe

- **32" Digital Screens**

- Two new screens installed at Swink Hall & Owens Arena
- 21,000 new digital impressions

- **Creative Clovers**

- 260 Votes from Fair Attendees

- **Comprehensive Social Media Campaign**

- Sponsor Spotlights | Fair Fridays | #ILoveMyCounty | 4-H Project Promotions

## SETTING GOALS



ATTENDANCE



25,000



SPONSORSHIP



\$75,000



REVENUE



\$234,000

## SURPASSING GOALS

Our team has worked together to secure partnership agreements from 48 local businesses totaling \$92,500 in cash funding and another \$97,730 with in-kind partnerships.

30,958

ATTENDANCE

\$92,500

SPONSORSHIP

\$336,104

REVENUE

## FUNDING GOALS



REVENUE



\$234,000

GATE ADMISSION

\$105,000

SPONSORSHIP

\$75,000

VENDORS

\$35,000

CARNIVAL

\$10,000

# FUNDING ACTUALS

After a year of unexpected challenges in 2020, we considered 2021 as a recovery year.

We are proud to have provided our citizens and partners a way to connect and celebrate at one of our treasured Parks: El Paso County Fair & Event Center.

**TOTAL REVENUE**  
**\$336,104**

**\$183,704**  
GATE ADMISSION

**\$92,500**  
SPONSORSHIP

**\$32,000**  
VENDORS

**\$27,900**  
CARNIVAL

# POSITIVE FEEDBACK



Bravo!!!! A couple of years ago I vowed to never return. Due to the lack of anything to see or do. I went to the bull riding. Awesome all rookie riders getting their chance at stardom. The bull won. But it was young men taking a chance. The changes to the grounds and putting the band behind the grandstands next to the beer garden.

And listening to the crowd go crazy during the demolition derby. It was exciting! In the right years I have lived here. This was the best you have put together. We spent 2 nights there. Closed the joint down dancing to 2 incredible bands.

I heard the truck pulls were awesome. I would love to come back next year spend some time seeing even more vendors, dancing my nights away to Great music and enjoying more arena shows.

By the way the prices are perfect. What an incredible change. You rocked it this year. Keep growing! Excited for next year.

Again thanks for 2 incredible nights.

~ Tim



THANK YOU



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

### **Agenda Item Summary Form**

**Agenda Item Title:** Hanson Trailhead Project Summary

**Agenda Date:** September 8, 2021

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

**Presenter:** Jason Meyer, Planning Supervisor

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

#### **Background Information:**

In 2015, severe flooding damaged the Hanson Trailhead located with Fountain Creek Regional Park. A presidential disaster declaration was authorized, and FEMA funds were allocated to assist with the design and construction of trailhead repairs. Design of this project was initiated in 2018 with final permitting and regulatory approvals secured in 2020.

Construction was initiated in September 2020 and completed in August 2021. The total project cost for design and engineering was \$2.1 million. Project partners include FEMA, El Paso County, the Fountain Creek Watershed and Greenway District, and the City of Fountain. Please find enclosed a PowerPoint presentation summarizing the construction efforts.

#### **Recommended motion:**

Information/Discussion



## FOUNTAIN CREEK AT HANSON TRAILHEAD BANK STABILIZATION PROJECT



PROJECT IS WITHIN  
AND ALONG  
FOUNTAIN CREEK,  
WEST OF CITY OF  
FOUNTAIN.

FOUNTAIN CREEK AT HANSON TRAILHEAD  
Project Location Map



## BACKGROUND

- MAJOR FLASH FLOODING EVENTS SEPTEMBER 2013 AND JULY 2015 CAUSING SEVERE EROSION, DAMAGES AND SEDIMENT DEPOSITION.
- PROJECT BUDGET: \$2.1 MILLION (DESIGN & CONSTRUCTION)
- PROJECT PARTNERS:
  - FEDERAL EMERGENCY MANAGEMENT AGENCY
  - EL PASO COUNTY
  - FOUNTAIN CREEK WATERSHED DISTRICT
  - CITY OF FOUNTAIN

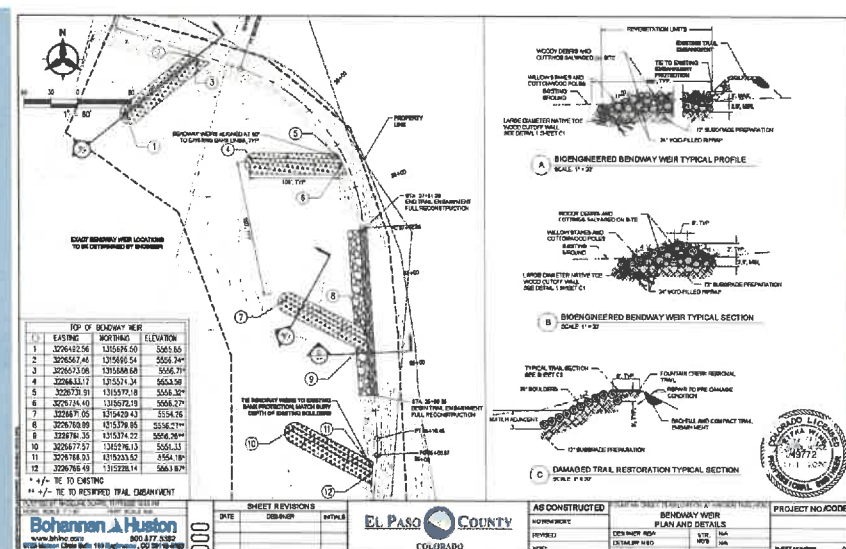
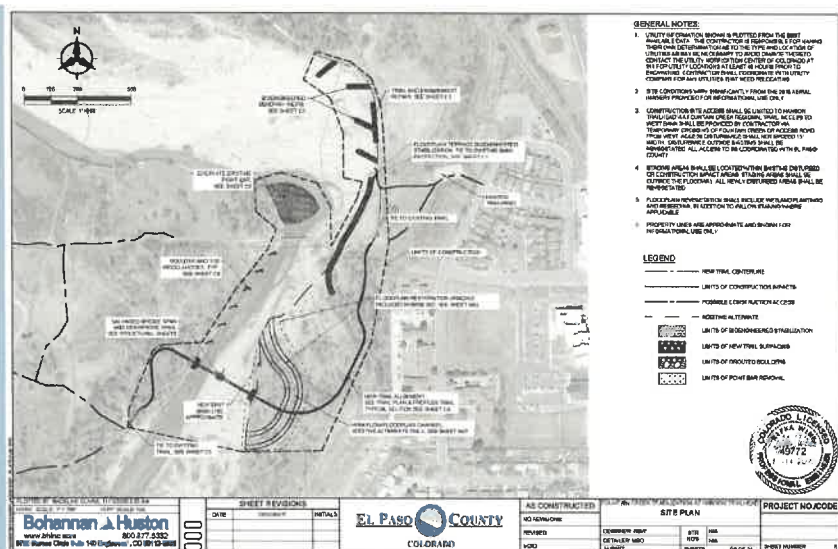


## PROJECT GOALS / TIMELINE

- PREVENT FURTHER SCOURING AND CREEK BANK LOSS
- DEVELOP A DESIGN AND CONSTRUCTION METHOD THAT IS RESILIENT TO FUTURE FLOODING EVENTS
- RESTORE AND PROTECT THE REGIONAL MULTI-USE TRAIL
- INCORPORATE BIOENGINEERING CHARACTERISTICS INTO THE DESIGN

### PROJECT TIMELINE

- DESIGN AND PERMITTING 2018 – 2020
- FINAL DESIGN AND PERMITTING 2020
- CONSTRUCTION SEPT 2020- JULY 2021



## PROJECT METRICS

- 11 ACRE PROJECT SITE
- RIPRAP 5,625 SY
- BIOENGINEERING 30,575 SY
- EARTHWORK 22,175 CY
- TOE WOOD 350
- COTTONWOOD 565
- WILLOW STAKING 4,500



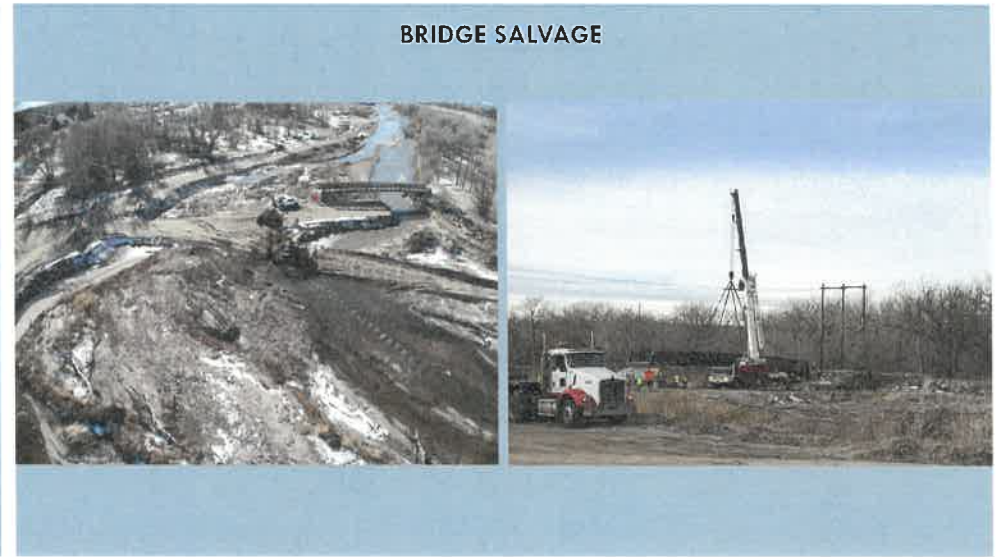
## PRE CONSTRUCTION PHOTOS













BENDWAY WEIRS



BIOENGINEERED BANK



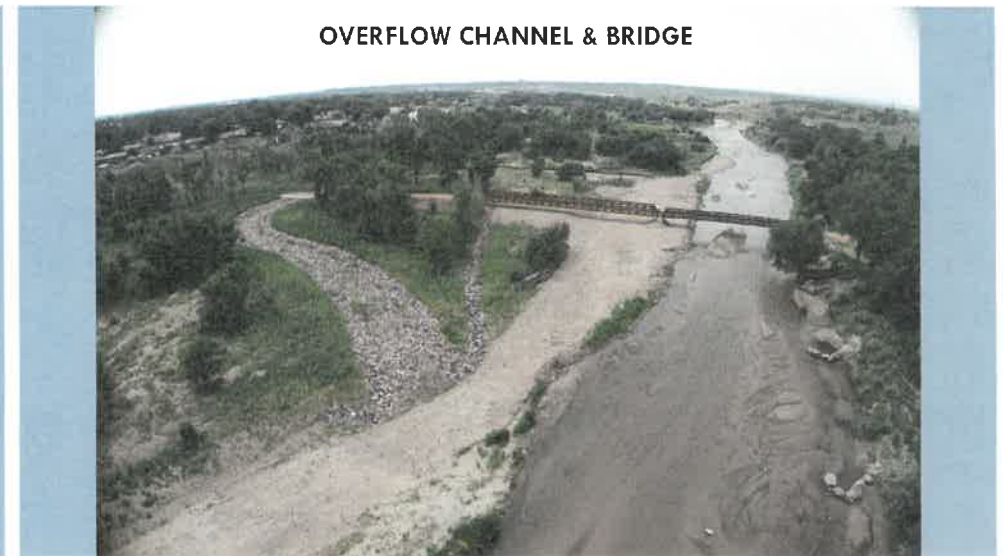
OVERFLOW CHANNEL



SECOND BRIDGE



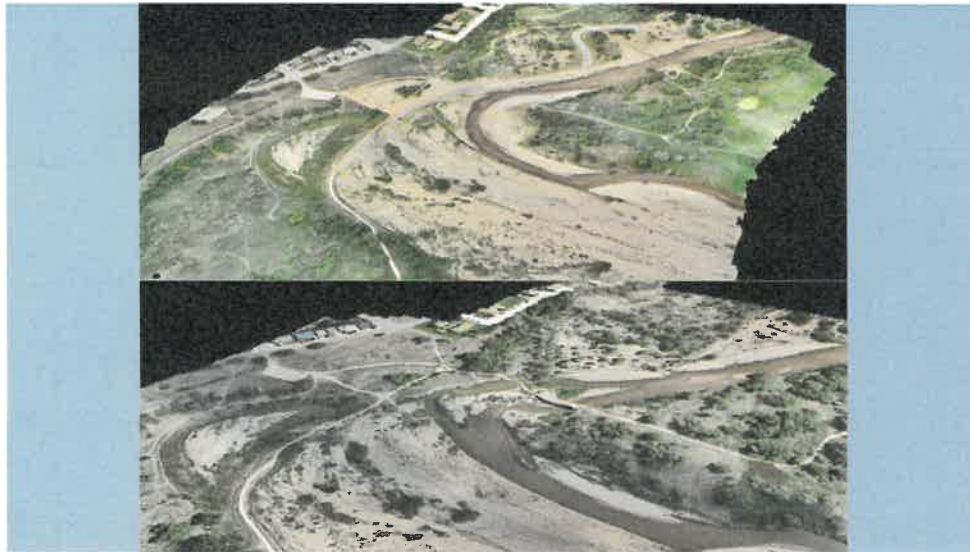








63



QUESTIONS ?



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

### **Agenda Item Summary Form**

**Agenda Item Title:** 2022 Budget Proposals

**Agenda Date:** September 8, 2021

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

**Presenter:** Todd Marts, Community Services Executive Director

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

#### **Overview**

At the September Park Advisory Board meeting each year, staff presents the proposed operations budgets for the upcoming year for consideration and / or endorsement. Following the Park Advisory Board presentation, the proposed budgets are forwarded to the County's Budget / Finance Department for inclusion in the County's proposed Administrative Budget. The overall County budget is then presented to the Board of County Commissioners for consideration and / or approval.

The County Parks budget consists of two funds. The Conservation Trust Fund, which is used to support the maintenance and operation of the County's park system, is funded through lottery proceeds. The Park Administration budget provides funding for Administration, Planning, Recreation and Cultural Services, Community Outreach, and the landscape maintenance at County office buildings, and is supported by revenue from facility rentals, programming fees, grants and donations, and tax support.

#### **Budget Outcomes**

Please find below the outcomes that El Paso County Parks strives to achieve from the budget investments.

#### **Administration**

Responsible for the overall administration of El Paso County Parks including administrative planning and coordination, human resources, budgeting, accounting, and facility reservations.

#### **Outcomes**

1. Develops and manages the annual operations budget.
2. Coordinates the development of the annual Capital Improvement Plan.
3. Completes human resources duties.
4. Processes approximately 2,400 facility use reservations.
5. Provides administrative support for citizen committees.

### **Community Outreach**

The Community Outreach Division oversees grant development and administration, fundraising, marketing and volunteer support for County Parks.

#### **Outcomes**

1. Oversees the generation of \$200,000 of third-party funding support annually.
2. Coordinates over 25,000 hours of annual volunteer support.
3. Coordinates grant administration that generates an average of \$1,000,000 for capital projects and operational support annually.
4. Coordinates marketing efforts including public service announcements, website updates, and social media efforts.

### **Park Operations**

The Park Operations Division is responsible for the planning and maintenance of regional parks, trails, open space, and park facilities. The division manages approximately 8,000 acres of parkland, 123 miles of trails, 32 pavilions, 11 playgrounds, 23 restroom facilities, two nature centers, fairgrounds, and numerous athletic facilities.

#### **Outcomes**

1. Coordinates approximately 2,400 facility reservations involving over 130,000 participants.
2. Coordinates volunteer support to help maintain the park system.
3. Provides a safe, well-maintained, diverse, and aesthetically pleasing park system.
4. Coordinates the completion of capital improvement projects with development of substantive elements of grant applications, physical plans, GIS analyses, graphics, budgets, timelines, procurement processes, construction oversight and public outreach activities.
5. Oversee the development of park master plans and supports other County and regional planning efforts.
6. Participate in multi-modal transportation system development via the Regional Trails Team, PPACG transportation planning committees and County planning efforts.

### **Recreation and Cultural Services**

The Recreation and Cultural Services Division provides cultural and educational programs at two nationally recognized nature centers, an eight day financially sustainable County Fair that celebrates our County's heritage and culture, and a variety of outdoor recreation programs within the County Parks system.

#### **Outcomes**

1. Provides approximately 1,000 environmental education and recreation programs that enable children and their families to explore, exercise, and play in natural settings and develop an appreciation of their surrounding environment and promote their overall mental and physical health.
2. Coordinates over 60,000 visitor contacts at nature centers.
3. Generates approximately \$100,000 from programming efforts to support the County's nature centers.
4. Manages a successful County Fair that attracts 25,000 participants and generates approximately \$230,000 to meet financial self-sustaining goals.

5. Assists with generating over \$25,000 through sponsorships and fundraising to support operational efforts.
6. Recruits volunteers to provide over 12,000 volunteer hours annually.
7. Manages historic sites including the Rainbow Falls Historic Site.

### **Significant Budget Modifications**

#### **Conservation Trust Fund (CTF)**

1. As indicated, staff is not proposing any significant changes to the personnel and operations accounts.
2. The projected lottery proceeds are projected at \$1,618,150 which is an increase of \$211,625 over the 2021 budget. Over the past three years, we have averaged collecting \$1,500,452 in lottery funds.

#### **Park Administration Budget**

1. Two positions at the County Fair and Events Center were revised requiring a budget adjustment of \$10,000 and a corresponding revenue increase of \$10,000.
2. The proposal includes general fund tax support of \$2,838,988 for the Parks Administration budget. This equates to \$3.89 per capita of tax support for County Park operations.

#### **Recommended Action:**

Move to endorse the 2022 El Paso County Parks operation budgets.

Please also find enclosed the County's Five-Year Financial Roadmap (2021 – 2025). As indicated, it includes an ongoing \$750,000 increase in park capital improvements, and funding starting in 2023 for Northern Nature Center Staff.

**COMMUNITY SERVICES DEPARTMENT  
CONSERVATION TRUST FUND**

**2022 BUDGET PROPOSAL**

<b>Account</b>	<b>Description</b>	<b>2020 Actual</b>	<b>2021 Budget</b>	<b>2022 Proposed</b>
<b>EXPENSES</b>				
41102	Salaries - Full Time	\$ 833,137.10	\$ 790,000.00	\$ 790,000.00
41120	Salaries - Temp	\$ 36,138.38	\$ 75,000.00	\$ 75,000.00
41130	Salaries - Part Time	\$ 32,845.75	\$ 20,000.00	\$ 20,000.00
41210	Overtime - Full Time	\$ 1,094.41	\$ 5,000.00	\$ 5,000.00
41220	Overtime-Temporary	\$ -	\$ -	\$ -
41310	Salaries Vac / Term	\$ -	\$ -	\$ -
41410	Unemployment Insurance	\$ 1,185.99	\$ 1,250.00	\$ 1,250.00
41420	Health Insurance	\$ 202,092.99	\$ 200,183.00	\$ 200,183.00
41430	FICA Taxes	\$ 65,904.69	\$ 68,085.00	\$ 68,085.00
41435	FICA FSA Savings	\$ 45.90	\$ -	\$ -
41441	Dental Insurance	\$ 2,704.02	\$ 4,300.00	\$ 4,300.00
41442	Disability Insurance	\$ 2,744.97	\$ 2,931.00	\$ 2,931.00
41443	Life Insurance	\$ 751.98	\$ 737.00	\$ 737.00
41444	Workers Compensation	\$ 11,010.99	\$ 10,772.00	\$ 10,772.00
41445	Liability / Risk Insurance	\$ 31,984.05	\$ 33,151.00	\$ 33,151.00
41450	Retirement	\$ 64,009.98	\$ 68,493.00	\$ 68,493.00
41909.08	CIPS-CTF	\$ 5,712.46	\$ -	\$ -
<b>TOTAL PERSONNEL</b>		<b>\$ 1,291,363.66</b>	<b>\$ 1,279,902.00</b>	<b>\$ 1,279,902.00</b>
42270.01	Other Oper. North Distr.	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
42270.02	Other Oper. Central Distr.	\$ 2,497.75	\$ 2,500.00	\$ 2,500.00
42270.03	Other Oper. South Distr.	\$ 2,042.11	\$ 2,500.00	\$ 2,500.00
42270.04	Other Oper. East Distr.	\$ 2,497.87	\$ 2,500.00	\$ 2,500.00
42270.05	Other Oper. Support Svs.	\$ 1,584.01	\$ 3,450.00	\$ 3,450.00
42319	Fleet Services	\$ 57,950.00	\$ 57,950.00	\$ 57,950.00
42482	Repair/Maintenance		\$ -	\$ -
42482.01	Repair/Maint. North Distr.	\$ 10,185.40	\$ 10,000.00	\$ 10,000.00
42482.02	Repair/Maint. Central Distr.	\$ 7,877.61	\$ 10,000.00	\$ 10,000.00
42482.03	Repair/Maint. South Distr.	\$ 9,859.29	\$ 10,000.00	\$ 10,000.00
42482.04	Repair/Maint. East Distr.	\$ 6,664.66	\$ 10,000.00	\$ 10,000.00
42482.05	Repair/Maint. Support Svs.	\$ 5,979.32	\$ 10,000.00	\$ 10,000.00
42510	Operating Equip, under 5000	\$ 4,556.78		
43410	Public Utilities	\$ 425.00	\$ -	\$ -
43420	Telephone	\$ -	\$ -	\$ -
43599	Professional Services	\$ 9,348.24	\$ 4,771.00	\$ 4,771.00

43668	Facility Repairs	\$	-	\$	-	\$	-
45320	Land Rental	\$	452.25	\$	452.00	\$	452.00
46212	Capital Project - CMSC			\$	-	\$	-

<b>TOTAL PURCHASED SERVICES</b>	<b>\$</b>	<b>124,420.29</b>	<b>\$</b>	<b>126,623.00</b>	<b>\$</b>	<b>126,623.00</b>
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<b>TOTAL BUDGET</b>	<b>\$</b>	<b>1,415,783.95</b>	<b>\$</b>	<b>1,406,525.00</b>	<b>\$</b>	<b>1,406,525.00</b>
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## REVENUES

33580.01	Conservation Trust Fund	\$	1,519,831.86	\$	1,400,000.00	\$	1,406,525.00
33581	Great Outdoors Col			\$	6,525.00	\$	-
36120	Interest on Investments	\$	4,998.00	\$	-	\$	-

<b>TOTAL</b>	<b>\$</b>	<b>1,524,829.86</b>	<b>\$</b>	<b>1,406,525.00</b>	<b>\$</b>	<b>1,406,525.00</b>
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<b>BALANCE</b>	<b>\$</b>	<b>109,045.91</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>
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**COMMUNITY SERVICES DEPARTMENT  
PARKS ADMINISTRATION BUDGET**

**2022 Budget Proposal**

<b>ADMIN</b>	<b>Description</b>	<b>2020 Actual</b>	<b>2021 Budget</b>	<b>2022 Proposed</b>
41102	Salaries - Full Time	\$ 1,465,939.50	\$ 1,517,374.00	\$ 1,517,374.00
41109	Vehicle Allowance	\$ 8,100.00	\$ 7,200.00	\$ 7,200.00
41120	Salaries - Temporary	\$ 43,032.00	\$ 70,000.00	\$ 70,000.00
41130	Salaries - Part Time	\$ 29,069.00	\$ 22,800.00	\$ 22,800.00
41210	Overtime - Full-time	\$ 1,913.89	\$ 4,000.00	\$ 4,000.00
41220	Overtime - Temporary	\$ 108.00	\$ -	\$ -
41310	Salaries - Vac / Term	\$ 1,214.16	\$ -	\$ -
41430	FICA Taxes	\$ 111,417.67	\$ 123,484.00	\$ 123,484.00
41435	FICA - FSA Savings	\$ 382.09	\$ -	\$ -
41550	Interdepartmental Transfer	\$ (138,646.46)	\$ (140,831.00)	\$ (140,831.00)
41909.08	CIPS-CTF	\$ 467.16	\$ -	\$ -
41909.18	CIPS - Parks	\$ 3,894.96	\$ -	\$ -
<b>Total Personnel</b>		<b>\$ 1,526,891.97</b>	<b>\$ 1,604,027.00</b>	<b>\$ 1,604,027.00</b>
42131	PC Software	\$ 558.26	\$ 2,000.00	\$ 2,000.00
42190	Office Supplies	\$ 6,537.36	\$ 6,000.00	\$ 6,000.00
42223	Purchased Water	\$ 271.44	\$ 300.00	\$ 300.00
42224	Food & Beverages	\$ 560.67	\$ 200.00	\$ 200.00
42270	Other Operating Supplies	\$ -	\$ -	\$ -
42530	Video Equipment	\$ 189.99		
42510	Operating Equipment	\$ -	\$ -	\$ -
42540	Personal Computers	\$ 2,558.54	\$ -	\$ -
43110	Postal	\$ 120.76	\$ 950.00	\$ 950.00
43193	Security and Parking	\$ -	\$ 300.00	\$ 300.00
43210	Duplicating / Printing	\$ 66.00	\$ 200.00	\$ 200.00
43310	Legal Notices	\$ 483.84	\$ -	\$ -
43330	Subscriptions	\$ 89.00	\$ 300.00	\$ 300.00
43359	Memberships	\$ 1,575.79	\$ 1,200.00	\$ 1,200.00
43370	Advertising	\$ -	\$ -	\$ -
43420	Telephone	\$ 67,716.56	\$ 83,255.00	\$ 83,255.00
43589	Advisory Board	\$ -	\$ 500.00	\$ 500.00
43599	Professional Services	\$ 33,759.27	\$ 56,028.00	\$ 56,028.00
43668	Facility Repairs	\$ -	\$ 750,000.00	\$ 750,000.00
43730	Lodging	\$ 670.24	\$ -	\$ -
43740	Travel and Meetings	\$ 1,149.23	\$ 2,000.00	\$ 2,000.00
43742	Business Meals	\$ 286.02	\$ -	\$ -
43770	Per Diem Allowance	\$ 183.00	\$ -	\$ -
43775	Conference/Registration	\$ 219.58	\$ -	\$ -



43810	Professional Development	\$ 239.00	\$ 100.00	\$ 100.00
45320	Land Rental	\$ -	\$ 400.00	\$ 400.00
45331	Rental - Office Equipment	\$ 4,731.69	\$ 6,000.00	\$ 6,000.00
45551	Bank Service Charges	\$ 3,699.70	\$ -	\$ -
45909.18	CIS - Parks	\$ -	\$ -	\$ -
45913	Fee Refund	\$ -	\$ 300.00	\$ 300.00

<b>Purchased Services</b>	<b>\$ 125,665.94</b>	<b>\$ 910,033.00</b>	<b>\$ 910,033.00</b>
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<b>TOTAL ADMINISTRATIVE SERVICES</b>	<b>\$ 1,652,557.91</b>	<b>\$ 2,514,060.00</b>	<b>\$ 2,514,060.00</b>
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**RECREATION  
CULTURAL  
SERVICES**

Description	2020 Actual	2021 Budget	2022 Proposed
42131 PC / Software Licenses	\$ 335.58	\$ 300.00	\$ 300.00
42190 Office Supplies	\$ 1,585.49	\$ 1,500.00	\$ 1,500.00
42270 Other Operating Supplies	\$ 2,314.02	\$ 7,500.00	\$ 7,500.00
42540 Personal Computers	\$ -	\$ -	\$ -
43110 Postal	\$ 1,657.82	\$ 1,100.00	\$ 1,100.00
43599 Professional Services	\$ -	\$ 2,000.00	\$ 2,000.00
43628 Other Repair / Maintenance	\$ -	\$ -	\$ -
45331 Rental - Office Equipment	\$ 1,616.78	\$ 1,755.00	\$ 1,755.00

<b>TOTAL CULTURAL SERVICES</b>	<b>\$ 7,509.69</b>	<b>\$ 14,155.00</b>	<b>\$ 14,155.00</b>
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**PARK  
MAINTENANCE**

Description	2020 Actual	2021 Budget	2022 Proposed
42131 PC Software /Licenses	\$ 1,772.88	\$ -	
42190 Misc. Office Supplies	\$ 74.97	\$ -	
42223 Water	\$ 321.13	\$ 400.00	\$ 400.00
42254 Uniforms	\$ 5,497.31	\$ 3,500.00	\$ 3,500.00
42270.01 Other Oper. North District	\$ 3,657.00	\$ 3,750.00	\$ 3,750.00
42270.02 Other Oper. Central District	\$ 3,623.35	\$ 3,750.00	\$ 3,750.00
42270.03 Other Oper. South District	\$ 3,452.20	\$ 3,750.00	\$ 3,750.00
42270.04 Other Oper. East District	\$ 3,293.80	\$ 3,750.00	\$ 3,750.00
42270.05 Other Oper. Support Svs.	\$ 5,273.65	\$ 3,750.00	\$ 3,750.00
42312 Gasoline	\$ -		
42415 Hand Tools	\$ -	\$ 500.00	\$ 500.00
42482.01 Repair/Maint. North Distr.	\$ 8,320.35	\$ 8,750.00	\$ 8,750.00
42482.02 Repair/Maint. Central Distr.	\$ 8,444.12	\$ 8,750.00	\$ 8,750.00
42482.03 Repair/Maint. South Distr.	\$ 8,702.18	\$ 8,750.00	\$ 8,750.00
42482.04 Repair/Maint. East Distr.	\$ 7,749.61	\$ 8,750.00	\$ 8,750.00
42482.05 Support Svs. Park Maint.	\$ 31,959.90	\$ 48,000.00	\$ 48,000.00
42482.07 Downtown Grounds	\$ 17,000.64	\$ 26,600.00	\$ 26,600.00

42510	Other Operating Equip. under 5000	\$	1,419.42	\$	1,000.00	\$	1,000.00
42513	Minor Equipment	\$	-	\$	-	\$	-
43359	Other Membership	\$	1,115.00	\$	850.00	\$	850.00
43501	Licenses	\$	-	\$	-	\$	-
43557.0305	Bear Creek Regional Park Subdv	\$	4,980.15				
43599	Other Professional Services	\$	34,786.97	\$	54,500.00	\$	54,500.00
43599.01	Other Profess Ser - Forestry	\$	196,415.00	\$	175,000.00	\$	175,000.00
43605	ADA Req Modifications Services	\$	-				
43661	Contacts - Major	\$	1,450.00	\$	2,000.00	\$	2,000.00
43661.03	RM - Annual Trash Service	\$	19,243.69	\$	20,000.00	\$	20,000.00
43661.05	Paint Mines	\$	55,165.51				
43663	Facility Repairs	\$	3,585.73				
43668	Facility Repairs	\$	15,744.32	\$	25,100.00	\$	25,100.00
43668.06	Facility Repairs (Major Main)	\$	70,841.44	\$	199,005.00	\$	199,005.00
43668.0601	Baptist Rd Restroom Renov	\$	19,418.00				
43700	Travel & Meetings	\$	-	\$	1,200.00	\$	1,200.00
43730	Lodging	\$	342.00	\$	-	\$	-
43740	Travel & Meeting	\$	266.00	\$	-	\$	-
43742	Business Meals	\$	310.00				
43770	Per Diem Allowance	\$	-	\$	-	\$	-
43775	Conference/Registration	\$	-	\$	-	\$	-
43810	Professional Development	\$	610.00	\$	4,000.00	\$	4,000.00
43912	Janitorial	\$	41,116.72				
45143	Self Ins Deductible	\$	14,500.00	\$	-	\$	-
45330	Machinery & Equipment	\$	261.90	\$	-	\$	-
47550.43	Reimb - CSC	\$	(36,771.00)	\$	(44,689.00)	\$	(44,689.00)
47550.20	Reimb - DHS	\$	(6,572.74)				
47550.32	Reimb - Regional Bldg.	\$	(33,600.00)	\$	(33,600.00)	\$	(33,600.00)
48205.27	Fairgrounds Improvements	\$	8,293.00				
48380.01	Bear Creek Park	\$	24,589.98	\$	-	\$	-
48410	General Purpose	\$	9,748.00				
48411	Small Equipment/Capital	\$	7,277.00	\$	-	\$	-
<b>TOTAL MAINTENANCE BUDGET</b>		<b>\$</b>	<b>563,679.18</b>	<b>\$</b>	<b>537,116.00</b>	<b>\$</b>	<b>537,116.00</b>

COUNTY				
FAIRGROUNDS	Description 11237	2020 Actual	2021 Budget	2022 Proposed
41102	Salaries - Full Time	\$ 64,261.04	\$ 84,005.00	\$ 95,000.00
41120	Salaries - Temp	\$ -	\$ 6,760.00	\$ 6,760.00
41130	Salaries - Part Time	\$ 2,729.00	\$ 4,000.00	\$ 4,000.00
41210	Overtime - Full Time	\$ 1,632.23	\$ 1,500.00	\$ 1,500.00
41220	Overtime - Temp	\$ -	\$ 3,000.00	\$ 3,000.00
41310	Salaries Vac/Term	\$ 10,580.97		
41430	FICA	\$ 5,700.12	\$ 7,403.00	\$ 7,403.00

41435	FICA - FSA Savings	\$	91.84	\$	-	\$	-
41550.18	IPR - Parks	\$	(3,894.96)	\$	-	\$	-
<b>Total Personnel</b>		\$	<b>81,100.24</b>	\$	<b>106,668.00</b>	\$	<b>117,663.00</b>
42131	PC Software	\$	-	\$	150.00	\$	150.00
42131	Website Services	\$	2,400.00	\$	2,400.00	\$	2,400.00
42190	Office Supplies	\$	458.99	\$	1,500.00	\$	1,500.00
42224	Food and Beverage	\$	9.00	\$	340.00	\$	340.00
42270	Operating Supplies	\$	-	\$	1,500.00	\$	1,500.00
42299	Discretionary	\$	-	\$	504.00	\$	504.00
42319	Fleet Services	\$	2,000.00	\$	2,000.00	\$	2,000.00
42510	Operating Equipment	\$	4,329.00				
43110	Postal	\$	-	\$	800.00	\$	800.00
43210	Printing	\$	-	\$	1,500.00	\$	1,500.00
43330	Subscriptions	\$	-	\$	100.00	\$	100.00
43359	Other Memberships	\$	390.00	\$	300.00	\$	300.00
43367	Prizes	\$	-	\$	3,000.00	\$	3,000.00
43368	4-H Related Expenses	\$	2,572.45	\$	3,000.00	\$	3,000.00
43370	Advertising	\$	467.76	\$	18,000.00	\$	18,000.00
43371.01	Demo Derby Payouts	\$	-	\$	-	\$	-
43371.02	Horticulture	\$	-	\$	1,000.00	\$	1,000.00
43371.03	Creative Arts	\$	293.00	\$	1,500.00	\$	1,500.00
43371.04	Entertainment	\$	-	\$	4,500.00	\$	4,500.00
43371.05	Honorariums	\$	6,575.00	\$	6,500.00	\$	6,500.00
43371.06	Queen Expenses	\$	767.05	\$	-	\$	-
43577.01	Entertainment	\$	11,812.50	\$	62,946.00	\$	62,946.00
43577.02	Rodeo	\$	-	\$	-	\$	-
43577.03	Non-Fair Programming	\$	2,338.74	\$	4,000.00	\$	4,000.00
43589	Advisory Board	\$	-	\$	200.00	\$	200.00
43599	Other Professional Services	\$	310.00	\$	13,454.00	\$	13,454.00
43668	Facility Repairs	\$	1,249.02	\$	5,900.00	\$	5,900.00
43668.01	Facility Repairs - FC	\$	12,058.36	\$	-	\$	-
43740	Travel and Meetings	\$	-	\$	600.00	\$	600.00
43810	Professional Development	\$	416.00	\$	1,500.00	\$	1,500.00
45159	Other Insurance	\$	385.00	\$	800.00	\$	800.00
45330	Machinery and Equip	\$	-	\$	12,500.00	\$	12,500.00
45331	Rental Office Equip	\$	1,654.84	\$	1,500.00	\$	1,500.00
47550.00	Reimbursement	\$	(44,958.00)				
<b>Total Programming / Facilities</b>		\$	<b>5,528.71</b>	\$	<b>151,994.00</b>	\$	<b>151,994.00</b>
<b>TOTAL SPECIAL EVENTS</b>		\$	<b>86,628.95</b>	\$	<b>258,662.00</b>	\$	<b>269,657.00</b>
<b>TOTAL PARKS BUDGET</b>			<b>\$ 2,310,375.73</b>		<b>\$ 3,323,993.00</b>		<b>\$ 3,334,988.00</b>

<b>PARK REVENUE</b>	<b>2020 Actual</b>	<b>2021 Budget</b>	<b>2022 Proposed</b>
Park Rentals	\$ 117,303.29	\$ 180,000.00	\$ 180,000.00
Miscellaneous / Other Government	\$ -	\$ 15,000.00	\$ 15,000.00
Other Miscellaneous Revenue	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
<u>Fairgrounds</u>			
County Fair	\$ 72,500.00	\$ 233,000.00	\$ 243,000.00
Rentals	\$ 7,585.00	\$ 10,000.00	\$ 10,000.00
Fairgrounds Programming	\$ -	\$ 10,000.00	\$ 10,000.00
Rental - Community Outreach Center	\$ 6,543.46	\$ 8,000.00	\$ 8,000.00
<b>Total Fairgrounds</b>	\$ 86,628.46	\$ 261,000.00	\$ 271,000.00
<b>TOTAL REVENUE</b>	<b>\$ 233,931.75</b>	<b>\$ 486,000.00</b>	<b>\$ 496,000.00</b>
<b>TAX SUPPORT</b>	<b>\$ 2,076,443.98</b>	<b>\$ 2,837,993.00</b>	<b>\$ 2,838,988.00</b>
<b>PER CAPITA SUPPORT</b>	<b>\$ 3.17</b>	<b>\$ 3.89</b>	<b>\$ 3.89</b>
<i>Population est.</i>	<i>730395</i>	<i>730395</i>	<i>730395</i>

# 2021-2025 Roadmap with Updated Revenue Projections & Possible Changes

## OPERATIONAL STRATEGY

Dept/Office	Critical Needs	2021	2022	2023	2024	2025
Beginning Operational Savings		4,000,000	2,866,211	784,116	(136,815)	673,425
Revenues		153,887,877	160,721,800	164,263,940	169,717,364	173,467,190
Expenditures		(148,964,076)	(150,364,709)	(150,379,709)	(151,449,893)	(151,494,893)
Invest in High Impact Road Infrastructure	Additional On-Going (2016-2020 Increase of \$11.1M)	(155,000)	(3,855,000)	(4,855,000)	(4,855,000)	(4,855,000)
Other Sources/Uses				2,025,386	2,250,000	2,250,000
Countywide - Invest in Human Capital	Pay for Performance/COLA (2%) - 2021	(2,748,454)	(2,748,454)	(2,748,454)	(2,748,454)	(2,748,454)
Countywide - Invest in Human Capital	Pay for Performance/COLA (2%) - 2022		(2,803,423)	(2,803,423)	(2,803,423)	(2,803,423)
Countywide - Invest in Human Capital	Pay for Performance/COLA (2%) - 2023			(2,859,492)	(2,859,492)	(2,859,492)
Countywide - Invest in Human Capital	Pay for Performance/COLA (2%) - 2024				(2,916,681)	(2,828,306)
Countywide - Invest in Human Capital	Pay for Performance/COLA (2%) - 2025					(2,975,015)
Board of County Commissioners	Statutory Pay Increase w/FICA, Retirement	(43,566)	(43,566)	(73,514)	(73,514)	(116,998)
Countywide Elected Officials	Statutory Pay Increase w/FICA, Retirement			(73,611)	(73,611)	(73,611)
Community Services - Parks	Parks Capital Improvements	(750,000)	(750,000)	(750,000)	(750,000)	(750,000)
Community Services	Northern Nature Center Staffing			(218,313)	(168,313)	(168,313)
County Attorney	Attorneys & Paralegals (1 Atty 2021, 1 Atty 2022)	(147,371)	(304,742)	(314,742)	(324,742)	(334,742)
Countywide Facility Needs	Major Facility Improvements (ongoing starting in 2022)		(750,000)	(750,000)	(750,000)	(750,000)
Countywide Facility Needs	Facility Critical Needs	(1,329,199)				
Countywide	Grant match funds					
Countywide	Next Gen ASR/TRS System/ERP Replacement	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)
Countywide	ERP Replacement					
Human Resources & Risk Management	NeoGov Onboard Module	(34,000)	(34,000)	(34,000)	(34,000)	(34,000)
Public Health	Increase for County Support to Public Health	(250,000)	(400,000)	(800,000)	(800,000)	(800,000)
Public Works - Fleet	Hydraulic Lift/Light Fleet Replacements	(200,000)	(350,000)	(150,000)	(150,000)	(150,000)
<b>Total Funded Critical Needs</b>		<b>(6,057,590)</b>	<b>(12,439,185)</b>	<b>(14,805,163)</b>	<b>(17,457,230)</b>	<b>(20,397,354)</b>
Ending Operational Savings after previously considered items		2,866,211	784,116	(136,815)	673,425	2,248,368



**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		Completed
County Fairgrounds Entrance Procedure Upgrades	Todd Marts		Completed
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		Completed
Provide Wheelchairs at Nature Centers	Theresa Odello	Medium	
Expand Program Diversity	Nancy Bernard		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		Completed
Establish a Social Media Plan for Nature Centers	Jessica Miller		
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	Low	
County Park Master Plan	Brian Bobeck	High	Plan Development / Survey Phase
Jones Park Master Plan	Brian Bobeck	Medium	
Paint Mines Interpretive Park Master Plan	Ross Williams	Medium	
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	Ongoing
Review County Parks Signage Standards	Greg Stachon	Medium	Ongoing
<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		Completed
Hanson Trailhead Improvements	Jason Meyer		Completed
Falcon Regional Park - Phase 2	Jason Meyer		Completed
Fox Run Regional Park Upgrades	Greg Stachon	Medium	Design Phase
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	Design Phase
Fox Run Regional Trail	Jason Meyer	High	Planning Phase
Fairgrounds Walkways	Greg Stachon		Completed
Sante Fe Open Space Construction	Ross Williams	High	Construction 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	Ongoing
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		Completed
Create a Social Media Marketing Plan	Dana Nordstrom		Completed

Community Services Department							
Parks / Recreation & Cultural Services Divisions							
August 2021 Monthly Report							
<u>Facility Revenue Totals To Date</u>		2021				2020	2019
		Budget	Current	Balance		Totals to Date	Totals to Date
Parks Facility Reservation Revenue		\$ 180,000	\$ 190,726	\$ (10,726)		\$ 98,372	\$ 176,648
County Fair / Fairgrounds		\$ 301,000	\$ 353,815	\$ (52,815)		\$ 93,850	\$ 339,450
<b>Total</b>		<b>\$ 481,000</b>	<b>\$ 544,541</b>	<b>\$ (63,541)</b>		<b>\$ 192,222</b>	<b>\$ 516,098</b>
<u>Fundraising Revenue</u>		2021				2020	2019
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 92,500	\$ (17,500)		\$ 20,000	\$ 85,250
Partners in the Park Program	Park Operations	\$ 45,000	\$ 64,250	\$ (19,250)		\$ 61,000	\$ 30,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 52,982	\$ (42,982)		\$ 47,215	\$ 36,799
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 28,450	\$ (3,450)		\$ 18,200	\$ 23,507
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 15,000	\$ 25,000		\$ 40,000	\$ 44,000
<b>Total</b>		<b>\$ 195,000</b>	<b>\$ 253,182</b>	<b>\$ (58,182)</b>		<b>\$ 186,415</b>	<b>\$ 219,556</b>
<u>Grant / 3rd Party Funding</u>		Awarded					
<u>Parks Division Reservations</u>	2021	2021	2021	2020	2020	2019	2019
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance
January	3	22	N/A	4	41	9	110
February	5	233	N/A	12	879	14	546
March	4	31	N/A	6	44	15	192
April	157	3892	4.4	0	0	186	9519
May	423	11907	4.1	47	274	338	18036
June	506	14571	4.1	294	2869	517	23048
July	466	16225	4.1	309	6153	436	24558
August	493	17007	4.1	259	7213	408	21519
September							
October							
November							
December							
<b>Total</b>	<b>2057</b>	<b>63888</b>	<b>4.16</b>	<b>931</b>	<b>17473</b>	<b>1923</b>	<b>97528</b>

<u>Parks Facility Reservations</u>		2021	2021	2020	2020	2019	2019	
<u>August</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<b><u>Bear Creek Regional Park</u></b>								
Archery Lanes		24	48	24	48	24	135	
Athletic Fields		23	1165	13	475	38	3265	
Pavilions		117	5056	94	3017	114	6362	
Trails		1	100			4	2710	
Vendor		7	26			3	6	
Tennis Courts								
Pickleball Courts		48	192					
Vita Course								
Meeting Room		1	10	2	20	9	81	
<b><u>Black Forest Regional Park</u></b>								
Athletic Fields		4	230	1	25	5	200	
Pavilions		27	966	16	450	27	1259	
Vendor								
Tennis Courts						10	38	
<b><u>Falcon Regional Park</u></b>								
Baseball Fields		2	50					
<b><u>Fountain Creek Regional Park</u></b>								
Athletic Fields		3	100	3	125	2	120	
Pavilions		46	2077	25	849	40	1710	
Trails								
Disc Golf Course		1	72			1	200	
Vendor								
<b><u>Fox Run Regional Park</u></b>				1	25	2	16	
Athletic Fields		33	1215	3	75	11	625	
Gazebo		19	1484	11	483	6	430	
Warming Hut		13	133	5	28			
Pavilions		88	3309	44	1137	78	3831	
Vendor		6	24	1	10			
Trails		5	43					
<b><u>Homestead Ranch Regional Park</u></b>								
Pavilions		16	608	10	300	13	465	
Athletic Fields		1	50	1	100			
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				1	4	15	30	
<b><u>Paint Mines Trail</u></b>		8	49	4	42	6	36	
<b><u>Rock Island Trail</u></b>								
<b><u>Black Forest Section 16</u></b>								
<b><u>Rainbow Falls Historic Site</u></b>								
<b><u>Pineries Open Space</u></b>								
<b>Total Park Facility Reservations</b>		<b>493</b>	<b>17007</b>	<b>259</b>	<b>7213</b>	<b>408</b>	<b>21519</b>	

<u>Fairgrounds Facility Reservations</u>		2021	2021	2021	2020	2020	2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		0	0		9	478	8	447
February		6	178		12	271	16	782
March		8	459		3	170	17	846
April		20	1208		0	0	23	3213
May		16	1496		0	0	15	3519
June		12	1921		20	410	29	2931
July		1	80		17	1,338	29	2,931
August		26	3221		19	2291	17	4001
September								
October								
December								
<b>Total</b>		<b>89</b>	<b>8,563</b>		<b>80</b>	<b>4,958</b>	<b>154</b>	<b>18,670</b>
<u>Fairgrounds Facility Reservations</u>		2021	2021	2020	2020	2019	2019	
<u>August</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	20			1	5	
FAB Board Meeting		1	26	1	21	1	46	
Livestock Sale Committee Meeting		1	20					
Calhan Posse Meeting		1	15					
Rosa Clark - Birthday Party		1	85					
Cook Wedding		1	150					
Garza Farms		2	171	13	65	7	56	
Grant Harris		1	10					
		1	4					
<u>Track</u>								
Race		3	1988					
<u>Barns</u>								
<u>Livestock Arena</u>								
Colorado Cowboy Rodeo		2	120	2	2000	1	2173	
<u>Grounds -</u>								
<u>Whittemore - Fairgrounds</u>								
Golden Prairie 4-H Club Meeting		1	20					
<u>Arena</u>								
Barrel Race Qualifier		2	40			3	30	
<b>Month Total Fair Facility Reservations</b>		<b>18</b>	<b>2,669</b>	<b>16</b>	<b>2,086</b>	<b>13</b>	<b>2310</b>	

<b>Vandalism Report</b>								
<b>Incident</b>	<b>Date</b>	<b>Location</b>	<b>Area</b>	<b>Cost</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	North District	\$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				
Door to maintenance shop pried open (no theft)	4/5/2021	Homestead Ranch	East District	\$375				
Fire set to restroom	5/12/2021	Willow Springs Ponds	South District	TBD (Insurance)				
Damage to window and stucco due to rock throwing	5/19/2021	Homestead Ranch	East District	\$1,500				
Vehicle doing donuts on the field	5/18/2021	Fox Run	North District	\$100				
Graffiti in Milam Rd tunnel	5/24/2021	Black Forest	North District	\$60				
Broken window and damage to caretaker building	6/5/2021	Rainbow Falls	Central District	TBD				
Damaged/broken picnic table	6/28/2021	Widefield Community Park	South District	\$1,500				
Graffiti in Milam tunnel	6/29/2021	Black Forest	North District	\$60				
Careless driver fence damage	6/19/2021	Rainbow Falls	Central District	\$1,450				
Driver drove thru split rail fence	7/1/2021	Fox Run	North District	\$50				
Irrigation valve box wires vandalized	7/1/2021	Black Forest	North District	\$200				
Graffiti in Fallen Timber restroom	7/14/2021	Fox Run	North District	\$100				
Graffiti in Baptist trailhead restroom	7/15/2021	Santa Fe Trail	North District	\$200				
Illegal trash dumping in the park	7/15/2021	Fox Run	North District	\$25				
Non-touch faucet smashed with rock (Warming Hut)	7/20/2021	Fox Run	North District	\$300				
Graffiti on playground slide	7/22/2021	Stratmoor Valley	South District	\$50				
Fire damage to bridge and fence	7/13/2021	BCRP(ESC)	Central District	TBD				
Graffiti on pavilion and street	7/16/2021	BCRP Terrace	Central District	\$480				
Vehicle damage on multi use field	8/16/2021	BCRP Terrace	Central District	\$300				
Stolen no-touch hand dryer in restroom	8/24/2021	Fox Run - Fallen Timber	North District	\$500				
Graffiti on trash can holder	8/3/2021	Hanson Trailhead	South District	\$20				
			<b>Total</b>	<b>\$18,870</b>				

<u>Volunteerism</u>		<u>2021</u>		<u>2020</u>				
<u>Total for Year</u>	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>			
January		106	372	193	824			
February		100	468	234	1,114			
March		159	713	110	552			
April		365	1,556	86	350			
May		425	1,579	96	500			
June		299	1,421	291	974			
July		680	5,444	240	669			
August		283	1,581	254	806			
September								
October								
November								
December								
<b>Totals</b>		<b>2417</b>	<b>13,134</b>	<b>1504</b>	<b>5,789</b>			
		<u>2021</u>						
<b>August</b>		<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		57	464					
Adopt-A-Park / Trail / Volunteer Projects		198	1,006					
<b>Total</b>		<b>283</b>	<b>1,581</b>					
<u>Programming</u>		<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>	<u>2019</u>	<u>2019</u>
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>	<u>Programs</u>	<u>Attendance</u>
January		25	218	4.93	45	755	40	461
February		27	230	4.96	47	550	36	2303
March		50	753	4.90	17	361	62	1060
April		58	1006	4.98	0	0	185	4928
May		84	1377	4.99	12	455	210	4415
June		68	1361	4.90	40	888	122	3937
July		71	3601	4.98	74	1962	120	4950
August		58	3598	4.90	92	1211	80	3347
September								
October								
November								
December								
<b>Totals</b>	<b>800 / 21,000</b>	<b>441</b>	<b>12144</b>	<b>4.94</b>	<b>327</b>	<b>6182</b>	<b>855</b>	<b>25401</b>



<b>August</b>	<b>Facility</b>	<b>2021 Programs</b>	<b>2021 Attendance</b>	<b>2021 Evaluation</b>				
Nature Camp: Cattail Kids	FCNC	1	24	5.00				
Birthday Party: Big Bugs	FCNC	2	64	5.00				
2s & 3s Outdoors: Life Under a Log	FCNC	2	34	5.00				
Monarch Magic	FCNC	1	19	4.80				
Nature Adventures: Crazy About Cattails	FCNC	2	25	4.90				
Adult Birding Club: Classroom	FCNC	1	8	5.00				
Adult Birding Club: Field Trip	FCNC	1	8	5.00				
Program Room Rental - County Admin Budget Meeting	FCNC	1	20					
Birthday Party: Nature Detectives	FCNC	1	24	5.00				
Girl Scout Badge Class: Eco Learner	FCNC	1	13	5.00				
Program Room Rental - Dept. Public Works	FCNC	1	7					
Jr. Bird Club	FCNC	1	6	4.84				
Outreach: City of COS Bio Blitz	FCNC	1	28					
Discover Bear Creek	BCNC	4	41	5.00				
Habitat	BCNC	3	30	5.00				
LW: TREEmendous Trees	BCNC	4	64	5.00				
NE: Snail Tales	BCNC	4	61	5.00				
Forest Bathing Walk	BCNC	2	7					
Essential Oils for Immune Support and Travel	BCNC	1	6	5.00				
Family Animal Yoga with Peaceful Warriors	BCNC	1	11					
Sunset Photography Workshop at Kane Ranch	BCNC	1	14					
Pressure Canning at CSU Extension	BCNC	1	10					
PP Mycological Society- Harnessing Power of Mushroom	BCNC	1	37					
Bear Den Rental	BCNC	2	92					
EPC 50th Anniversary Scavenger Hunt	BCNC	1	60					
Sheva Enterprise	BCNC	1	6					
Happy Trails BBQ Fundraiser at Fox Run	BCNC	1	175					
Honey Harvest Celebration	BCNC	1	110	5.00				
Archery Camp Week 5	BCRP	3	36	3.70				
EPC Celebration Beautification Project	BCRP	1	25					
Concert in the Park: PPJASS 8/4	BCRP	1	300					
Concert in the Park: Fox Run 8/5	FRRP	1	350					
Concert in the Park: PPJASS 8/11	BDRP	1	325					
Concert in the Park: Homestead 8/12	HRRP	1	75					
CPR/FA/AED Class	BCNC	1	4					
Concert in the Park: PPJASS 8/18	BCRP	1	225					
El Paso Pacers	BCNC	1	4					
Concert in the Park: Fox Run 8/19	FRRP	1	375					
Concert in the Park: PPJASS 8/25	BCRP	1	350					
Concert in the Park: Fox Run 8/26	FRRP	1	525					
<b>TOTALS</b>		<b>58</b>	<b>3598</b>	<b>4.90</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

**August 2021**

**General Updates:**

1. Facility rentals have generated \$190,726 which exceeded our \$180,000 annual goal by 6%.

**Special Events:**

1. The Pikes Peak Pickleball Association held its annual Pikes Peak or Bust tournament at the new pickleball courts in August. This three-day event was highly anticipated and brought many pickleball enthusiasts to Bear Creek Regional Park.
2. The 10<sup>th</sup> annual Sertoma HEARS 5K was held on the east trails of Bear Creek Regional Park. This event raises funds to provide hearing aids to community members in need.
3. Thirteen commercial photography permits were issued for the Paint Mines Interpretive Park and Fox Run Regional Park. Nineteen weddings were held at the Wedding Gazebo at Fox Run Regional Park in August.
4. The Team Top Shelf Disc Golf Club held their monthly disc golf tournament at the Widefield Community Park.
5. Bear Creek and Fox Run Regional Park have been hosts to popular weekly early AM yoga classes.
6. In August, all County parks were busy hosting events by companies, churches, organizations and corporations. Staff processed many special event permits in order for these renters to provide bounce houses, climbing walls etc. for their guests.

**COMMUNITY SERVICES DEPARTMENT**

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

**COMMUNITY OUTREACH**

**Monthly Report – August 2021**  
**Dana Nordstrom, Community Outreach Coordinator**

**Community Outreach**

1. **Happy Trials Fundraiser:** Staff assisted with securing sponsorship with Heuberger Motors and County Administration for \$17,000 for this event. This is one of our favorite celebrations of the year and we count it a privilege to work alongside the Nature Center's and Park's staff and volunteers!
2. **Creek Week Kick Off:** The Fountain Creek Watershed Flood Control and Greenway District, with its many community partners which includes El Paso County Parks, announces the 8th annual **Creek Week** litter and debris cleanup event, planned for **September 25 - October 3, 2021**. Thousands of volunteer citizens will help make our communities cleaner and safer from Palmer Lake to Pueblo. **This year's Creek Week Kick Off is at the Fountain Creek Nature Center, September 25 starting at 9 am until noon.** Please visit [www.fountaincreekweek.com](http://www.fountaincreekweek.com) for more details and to register!
3. **Veteran of the Year Award Luncheon:** Presented by El Paso County Veterans Service Office and supported by Community Services is hosting a complimentary luncheon on Thursday, September 9 at the Bear Creek Regional Park Veteran's Monument. Staff is assisting with \$9,000 of sponsorship and event set up. For more information and to RSVP please contact [DanaNordstrom@elpasoco.com](mailto:DanaNordstrom@elpasoco.com).
4. **50<sup>th</sup> Parks Anniversary Celebration:** The 1971 Club is a celebration of the 50<sup>th</sup> Anniversary of El Paso County Parks. To celebrate the inaugural year of El Paso County Parks, the 1971 Club is a fundraising and marketing initiative to both obtain financial support for El Paso County Parks and spread awareness of the 50<sup>th</sup> Anniversary. Patrons donating \$19.71 or more to the Trust for County Parks will receive a commemorative 50<sup>th</sup> Anniversary lapel pin and recognition of support at the year-end re-cap. Thank you!



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 – August 2021

Submitted by Todd Marts, Division Manager

#### General

##### Rainbow Falls:

Rainbow Falls Historic Site was open to the public for 18 days in August, and had 5679 visitors, averaging 316 per day. The attendance numbers for the month are going down, most likely due to children returning to school. The Fall hours will continue for September and October, and the site will only be open on Saturdays and Sundays from 10am until 4pm.

##### Paint Mines:

The Paint Mines Interpretative Park has also noticed a downward trend in attendance. This month they had 2616 visitor contacts, averaging 201 per day. While numbers are down, suspicious activity persists with three signs stolen and one banner found damaged.

#### Projects, Fundraising & Grants:

1. Fountain Creek Nature Center was the recipient of two bee hotels with interpretive signs, courtesy of Megan King, and Ambassador Girl Scout from troop 43107. The adorable bee hotels, designed to provide a shelter for native solitary bee species, can now be seen near the Nature Center bird feeders and in the Milkweed Meadow along the nature trail. This project will help Megan earn the Gold Award, the highest award available to a girl scout, as well as provide our pollinators better habitat and our guests more information on how to help native bees.
2. El Paso County Nature Centers, in conjunction with the County Parks Department, hosted the 7<sup>th</sup> Annual Happy Trails BBQ Fundraiser. Happy Trails is the annual fundraising event for the El Paso County Nature Centers held in August of each year. The event started in 2010 in partnership with the Trails and Open Space Coalition and the Friends of El Paso County Nature Centers to address budget shortfalls. This year's Happy Trails took place in the beautiful outdoor setting of Fox Run Regional Park as we celebrated the 50th Anniversary of El Paso County Parks and raised funds for a new Northern El Paso County Nature Center. Sponsors included Buffalo Gals Catering, Sovereignty Wines and Black Forest Brewery. Wirewood Station provided musical entertainment. Approximately 175 participants enjoyed the evening and helped raise \$20,000 for a new nature center in northern El Paso County to help County Parks better serve the northern community.



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

1. Fountain Creek Nature Center hosted its annual Monarch Magic to a full house on August 14<sup>th</sup>. Guests of all ages were taught about the delicate and intricate life cycle of the migrating monarch butterfly, made a craft, and were able to use butterfly nets to sweep milkweed meadow for butterflies of all kinds. This is a highly successful and popular program each year that we plan to offer twice next year?
2. Fountain Creek Nature Center hosted three birthday parties in August, teaching three lucky birthday boys and their 40+ friends and their families about “Big Bugs” and “Nature Detectives”. Staff delighted the party goers with a puppet show, bug sweep, senses test, scavenger hunts, and guided time along the trail. After their programs, laughter echoed through the nature center as the guests enjoyed their parties in the program room looking out at the ponds and Pikes Peak.
3. Bear Creek Nature Center, in partnership with the Pikes Peak Beekeeping Association, held their annual Honey Harvest event. Pikes Peak Beekeepers demonstrated how honey is removed from the comb and allowed guests to harvest their own jars of honey. In addition, participants enjoyed informative tables about beekeeping, children’s crafts, and observation of Bear Creek Nature Center’s honeybee hive. Approximately one hundred and fifteen guests enjoyed the popular annual event.
4. Bear Creek Nature Center partnered with Peaceful Warriors yoga for an animal-themed family yoga class at Bear Creek Nature Center. Participants of all ages enjoyed moving and stretching in relation to the movements of various animals. These classes give families a chance to enjoy yoga together in a relaxed fun environment. Peaceful Warriors, which focuses on sharing yoga with children, young adults and families, has partnered with Bear Creek Nature Center for several years, as Bear Run Sponsors and program leaders.
5. The Concerts in the Park series at Fox Run continues to be quite popular, with our highest attended concert counting 525 participants! To offer this series, we are lucky to have the concerts sponsored by Sanctuary Pointe, Classic Homes, and Line-X truck liners, in cooperation with Anonymous Presents Concerts. This month we had a total of 8 concerts and an attendance of about 2,525 people.
6. Archery Camp wrapped up this year with every single week of camp being full. The coaches did notice that the Archery Range needed some repairs, so those were reported to park operations and we hope the range will be in great shape by next year.

**COMMUNITY SERVICES DEPARTMENT**

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

**PARK OPERATIONS DIVISION  
MONTHLY REPORT  
AUGUST 2021**

**Parks Planning**

**Capital Project Management / Planning:**

**Santa Fe Open Space** - The master plan process has been completed with BoCC approval in March 2021. A contract for singletrack trail construction was awarded to Performance Recreation, with construction commencing in early September 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 review with CDOT will be completed in August 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 was completed in August 2021. Completed work includes construction of the new baseball field with dugouts, new multi-use field, new plaza area and sidewalks, parking lot, and drainage swales.

**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 complete,





but storm damage from heavy rains in June are prompting the need for additional work which staff is currently working through.

**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 early May. Demolition of the old restroom was completed in July. Excavation and underground utility coordination were completed in August. Construction of the restroom is anticipated to be completed in October.

**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. Project was completed in June 2021. Final payment and closeout will occur September 2021.

**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 completed the removal and replacement of the existing property line fencing. Additional post and cable fencing, as well as signage and an information kiosk has been added to the new trailhead parking area. As a means to reduce and discourage unauthorized entry and vandalism, an automated security gate is under consideration along Squirrel Creek Road before the park is opened to the public.

**County Parks Master Plan Update** – The 2013 County Parks Master Plan is being updated in 2021. The plan is a guiding document that works alongside other County plans to help maximize outdoor recreation opportunities such as parks, trails, long-term protection of open space and recreational programming. In addition, an infrastructure analysis will be completed to help identify and prioritize future needs regarding existing facility and park infrastructure. GreenPlay, LLC. was selected as the consultant and the goal is to complete the updates late 2021 / early 2022. The online survey and forum to gather community will launch at the end of this month.

### **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. The placement of the salvaged bridge, new bridge, trail construction and site revegetation were completed in June. In July final fencing, parking lot improvements were completed. The project was deemed substantially complete in August with the contractor monitoring the site for final stabilization and vegetation throughout the remainder of 2021.

**Other:**

**Development Permit Application Reviews** - Staff reviewed one development permit application to be presented for endorsement at the September PAB meeting and provided internal administrative comments for an additional 6+ applications during August.

**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. The district has launched the greenway master plan and staff is participating as a stakeholder.

**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 relatively dry and hot weather, watering restrictions, and irrigations issues due to construction of the new restroom facility, turf in Bear Creek Regional Park has started to show signs of stress. With irrigation troubles behind us, cooler weather ahead, and a fall application of fertilizer, the beauty of Bear Creek Park will be restored to welcome park patrons. The park is consistently busy with pavilion rentals, field usage, concerts, and pickleball play. Central staff spent significant time cleaning facilities, mowing, trimming turf and native grass areas, box blading parking lots and trails, completing routine illegal camp checks, irrigation troubleshooting / repairs, landscape bed maintenance, herbicide applications, and playground inspections.

County Parks would like to thank all El Paso County employees who participated in the "Park Beautification" project held at Bear Creek. Employees from other County departments joined park staff to apply 320 bags of wood mulch to landscape beds and tree rings around Bear Creek West. It's amazing how fast 17 dedicated employees can distribute 320 bags of mulch and what a difference it makes to the park! Thank you!!

I would also like to thank GE Johnson and their team of summer interns for their efforts constructing a new pergola to house the portable restrooms at the Bear Creek tennis / pickleball parking area. The design, material, and installation were all provided by GE Johnson and we thank you for your time and hard work.

The Park Operations team continues to meet with Raine Construction regarding the installation of the new restrooms at Bear Creek West. This project is underway and should be completed within the next few months. The dirt work for the foundation has been completed and concrete is ready to be poured. During the next reporting period park visitors will be excited to see the construction of the new restroom.

**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.

Park operations staff completed a walk through with multiple arborist companies to provide pricing for much needed forestry maintenance. This project will require the park to close for multiple days and we plan to complete as much work as possible with minimal impact to visitor access.

**Rainbow Falls Historic Site** – The Recreation and Cultural Services Division continues to report a high volume of park users with parking availability being a major challenge. Staff provides bi-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 mowing, trimming, and weed control. With staffing shortages prevalent throughout our department, the downtown team has been called to assist at other park properties while successfully maintaining downtown facilities to high standards.

**Jones Park** – 2021 planning efforts regarding maintenance and grant funding are in full swing. Discussions with RMFI have helped identify funding sources and prioritize maintenance objectives.

**Ute Pass Regional Trail** – Staff removed trash and debris from trail corridors and trailheads. Mowing and trail improvement operations were completed during this reporting period. Multiple early August storms caused serious erosion issues to the trail. Staff spent time box blading and removing a washout from highway 24 that completely covered a section of the trail. Parks Operations staff is working with CDOT to address this issue.

#### **East District:**

**County Fairgrounds** – The East District team continues to do our best with managing a demanding workload and being short staffed. We are excited to announce that Pat Sisneros (Park Maintenance III) will be starting with our team on 9/13/21.

The County Fair is behind us, but cleanup efforts have been a major focus for our team this month. In addition, staff assisted with the setup and staffing for barrel races, three auto races, and a wedding.

**Homestead Ranch Regional Park** – The team has been monitoring the irrigation system for any additional issues that may come up before winterization. The field is looking much better, and the team is preparing for fall aeration and fertilization.

**Falcon Regional Park** – Phase II punch list is almost complete by the contractor. The team is planning to have one final meeting prior to contract close out.

Staff was happy to complete a memorial bench installation for a local family at Falcon Regional Park. We decided to wait for most construction activities to come to an end before installing the bench. We wanted to avoid any conflicts. The family was very excited to hold a memorial service with High Plains Little League.

**Paint Mines Interpretive Park** – Staff worked on the installation of a cash donation post for the Paint Mines. This will allow visitors to donate cash to assist the County in our conservation efforts of the park. Our next task will be the installation of a kiosk and bulletin board. This will be completed during the next reporting period.

#### **North District:**

**Fox Run Regional Park** – EPC Wildland Fire continues to assist our district with fuel mitigation and general forestry improvements. Improvements include tree thinning and reduction of low-level fuels (fire mitigation).

The North District team committed significant effort to ensure the success of our 50<sup>th</sup> Anniversary Happy Trails Celebration. The event was a great accomplishment, and our team completed many tasks to include road and parking lot grading, restroom lock repairs, spraying weeds, mowing turf, replacing irrigation heads and gate valves. Staff assisted SL Electric to successfully troubleshoot and repair a power outage that affected the function of our irrigation systems. Our team also removed vandalism from park restrooms, replaced breakers and GFI outlets, and problem solved our lake fountain. Staff provided support with setting up and taking down event lighting, tents, shade canopies, banners, tables, chairs, deep cleaning of the warming hut, and installing annual flowers.

**Black Forest Regional Park** – Our primary goals in BFRP have been native mowing, broadleaf weed mitigation, deep cleaning restrooms / pavilions, and making repairs to irrigation and public water systems. In addition, we completed a large landscape renovation near the main parking area. This renovation included multiple landscaped areas that received new drip irrigation, plant installation, and seventy-six tons of decorative landscape rock.

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

**Santa Fe Regional Trail** - Staff completed native mowing efforts, spraying, and pulling weeds along the trail corridor and trailheads.

**Black Forest Section 16** – Staff graded parking lots and patrolled the perimeter trail daily. Individuals with dogs off leash are informed of County leash policies.

**Palmer Lake** – Several sections of split-rail fence were repaired. All roads and parking lots were graded. Routine patrols were conducted to remove trash and check property conditions.

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

**Hodgen Road Trail** – Routine patrols were conducted to remove trash and check trail conditions. Staff sprayed weeds on the trail and completed all native mowing.

## **South District:**

**General Information** – We would like to welcome Jared Rice as the new Park Maintenance II in the South District. Jared was a former educator before entering the landscape maintenance profession. He has several years of horticulture experience, and we are confident that his work ethic and leadership skills will be an asset for the South District. The South District continues to search for candidates to fill the vacant seasonal position.

The extended heat and dry conditions have been a challenge this month. The irrigated areas continue to thrive despite these conditions. Focusing efforts on efficiency has been beneficial. The South District continues to make progress improving irrigation efficiency throughout the district. The South District parks and facilities are being inspected, cleaned, mowed, and trimmed consistently.

**Fountain Creek Regional Park** – The focus for Fountain Creek has been to provide clean facilities, healthy fields, and improve on the details of the park. The demo gardens have been cleaned up and re-mulched. Minor successful repairs were made to the A1 well this month. The well is functioning properly providing irrigation water and water to the restroom.

**Clear Springs Ranch** – Several maintenance tasks were performed at Clear Springs this month. The parking lot, trails, and pavilion areas were sprayed for weeds. The pavilion and picnic area were

cleaned up, mowed, and trimmed. In addition, all the new signage and trail markers were installed in their locations.

**Widefield Community Park** – The United flight 585 memorial site was improved upon with the help from local volunteers from the Colorado Springs Airport. The two planter beds in front of the memorial were cleaned out, re-mulched, and repairs to the existing drip irrigation were performed. The volunteers planted several new plants in the beds which will further accent the memorial site.