

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, April 13, 2022 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
A. Bear Creek Community Garden Presentation	Todd Hegert	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Walden Preserve 2 Filing No. 5 Final Plat	Jason Meyer	Approval
B. Kinch Final Plat	Greg Stachon	Approval

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
	A. Park Lands Agreement – The Glen at Widefield Filing No. 11	Jason Meyer	Approval
	B. Park Lands Agreement – Skyline at Lorson Ranch Filing No. 1	Jason Meyer	Approval
	C. Park Lands Agreement – Windermere Filing No. 1	Greg Stachon	Approval
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

*Minutes of the March 9, 2022
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Alan Rainville, Vice Chair
Anne Schofield, 2nd Vice Chair (via TEAMS)
Jim Cassidy, 3rd Vice Chair
Susan Jarvis-Weber, Secretary
Kiersten Steel
Terry Martinez (via TEAMS)
Lois Landgraf (via TEAMS)

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
Theresa Odello, Recreation & Cultural Services Manager

Absent: Ed Hartl,

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 Alan Rainville, Vice Chair.
2. Approval of Agenda: **Jim Cassidy made a motion to approve the meeting agenda. Kiersten Steel seconded the motion. The motion carried 6 - 0.**
3. Approval of Minutes: **Kiersten Steel made a motion to approve the February 9, 2022, meeting minutes. Susan Jarvis-Weber seconded the motion. The motion carried 6 - 0.**
4. Introductions and Presentations:

A. Jim Cassidy Proclamation

Vice Chair Alan Rainville and the board expressed their gratitude to Mr. Jim Cassidy for his many years of service to the community. Mr. Cassidy served as a Commissioner District #1 representative on the El Paso County Park Advisory Board from May 2019 to March 2022.

5. Citizen Comments:

Corey Sutela, Medicine Wheel Trail Advocates thanked staff for the work they do with limited funds. He stated that he met with County staff regarding how the organization can support County Parks.

Judy van Ahlefeldt expressed her concerns about observations she made at the Pineries Open Space: a) A possibly culturally modified large tree which blew over in a 2019 storm

and that this tree should be saved for the Northern Nature Center; b) An active mastication treatment for the mountain pine beetle. Ms. Ahlefeldt stated that large areas of mastication debris should not be left behind. Mrs. Jarvis-Weber stated that while she appreciated the information and acknowledges the importance of the issue, this board is not the correct board to address the problem to. The issue should be directed to the State and US Forest Service.

6. Development Applications:

A. **Winsome Filing No.3 Final Plat**

Greg Stachon provided an overview of the Winsome Filing No.3 Final Plat and addressed questions by the board.

Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Winsome Filing No. 3 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$17,480. Terry Martinez seconded the motion. The motion passed 6 – 0.

B. **Citizen on Constitution Final Plat**

Greg Stachon provided an overview of the Citizen on Constitution Final Plat and addressed questions by the board.

Jim Cassidy recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Citizen on Constitution Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$103,960, and urban park fees in the amount of \$65,540. Susan Jarvis-Weber seconded the motion. The motion passed 6 – 0.

C. **The Ridge at Lorson Ranch Filing No. 1 Final Plat**

Jason Meyer presented The Ridge at Lorson Ranch Filing No. 1 Final Plat and addressed questions by the board.

Anne Schofield recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving The Ridge at Lorson Ranch Filing No. 1 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$246,100 and urban park purposes in the amount of \$155,150. 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 Filing No. 1 Final Plat. Susan Jarvis-Weber seconded the motion. The motion passed 6 - 0.

D. The Ridge at Lorson Ranch Filing No. 2 Final Plat

Jason Meyer presented The Ridge at Lorson Ranch Filing No. 2 Final Plat and addressed questions by the board.

Jim Cassidy recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving The Ridge at Lorson Ranch Filing No. 2 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$127,420 and urban park purposes in the amount of \$80,330. 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 Filing No. 2 Final Plat. Kiersten Steel seconded the motion. The motion passed 6 – 0.

E. The Ridge at Lorson Ranch Filing No. 3 Final Plat

Jason Meyer presented The Ridge at Lorson Ranch Filing No. 3 Final Plat and addressed questions by the board.

Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving The Ridge at Lorson Ranch Filing No. 3 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$83,720 and urban park purposes in the amount of \$52,780. 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 Filing No. 3 Final Plat. Kiersten Steel seconded the motion. The motion passed 6 – 0.

(Lois Landgraf joined the meeting at 2:25 via TEAMS)

F. Hillside at Lorson Ranch PUDSP

Jason Meyer presented Hillside at Lorson Ranch PUDSP

Lois Landgraf recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Hillside at Lorson Ranch PUD Development Plan and Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$224,940 and urban park purposes in the amount of \$141,810 will be required upon recording of the forthcoming final plat(s). A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of the forthcoming final plat(s). Kiersten Steel seconded the motion. The motion passed 7 – 0.

7. Information / Action Items:

A. Annual Joint City / County Park Advisory Board Meeting

Todd Marts invited the Park Advisory Board members to attend the annual Joint City / County Park Advisory Board luncheon. During this meeting, City and County provide updates and discuss collaborative projects.

Commissioner Stan VanderWerf issued public comments: He stated that he attended the NACO Legislative Conference. A goal was to establish a national position to help funds from one of the pieces of legislation to assist with fire risk mitigation. He also stated that El Paso County has restarted its Citizen's College program.

8. Monthly Reports:

Susan Jarvis-Weber asked what the consequence would be if the County does not receive a bid for the restrooms at Fox Run Regional Park. Park Operations Manager Brian Bobeck stated that there has been interest by construction companies but if we don't receive a feasible bid, the County will re-assess. The purpose of the construction is to convert the restrooms into facilities with holding tanks with flushing toilets vs. clivus units.

Susan Jarvis-Weber inquired about additional information about the brush/ shrub clearing conducted at the Santa Fe Open Space. Ross Williams stated that clearing was performed to accommodate a 6 ft wide trail corridor which also serves as a fire break.

Mr. Williams announced that the long-awaited opening of Kane Ranch Open Space is scheduled for March 23rd at 9 am.

9. Board/Staff Comments:

Theresa Odello announced that she added a new information item to the monthly reports which is counting visitor contact numbers for the Nature Centers, Rainbow Falls Historic Site and the Paint Mines Interpretive Site.

Jim Cassidy announced that Visit COS published a new vacation planner for Colorado Springs and the Pikes Peak region.

10. Adjournment: **The meeting adjourned at 2: 58 p.m.**

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Bear Creek Garden Association Presentation

Agenda Date: April 13, 2022

Agenda Item Number: # 4 - A

Presenter: Todd Hegert, Bear Creek Garden Association

Information: X **Endorsement:**

Background Information:

El Paso County (County) and the Bear Creek Garden Association (BCGA) have collaboratively managed the Charmaine Nymann Community Garden in Bear Creek Regional Park since 1986 and have enjoyed a mutually beneficial relationship.

From 1976 to 1985, Colorado State University Extension established and operated the community garden. In 1985, CSU Extension withdrew from managing the garden due to budget reductions. The gardeners requested that El Paso County allow the garden to continue under the auspices of a volunteer association composed of active gardeners. The County Commissioners agreed to give the association, which became the BCGA, a lease to use and operate the garden to grow vegetables for personal use.

Char Nymann led the creation of the BCGA and coordinated the completion of the Articles of Incorporation to form a Colorado nonprofit corporation and worked with other volunteers to write Bylaws and Garden Rules to govern the day-to-day operation of the garden. The gardeners then elected a board of directors, established plot fees to pay for water and maintenance of the garden and began accepting applications for gardeners. BCGA has also been recognized by the Internal Revenue Service as a charitable organization under Section 501(c)(3) of the Internal Revenue Code.

The BCGA provides 104 garden plots for use. In addition to growing vegetables for personal use, the BCGA designates plots to grow produce which is donated to local non-profit organizations. Over the years, thousands of pounds of produce have been donated to the Cheyenne Mountain Zoo, Colorado Senior Homes, Care & Share and the Marian House Soup Kitchen.

Recommended motion:

Information item

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Walden Preserve 2 Filing No. 5 – Final Plat

Agenda Date: April 13, 2022

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

This is a request by Walden Holdings, I, LLC for approval of Walden Preserve 2, Filing No. 5 Final Plat. The development is zoned PUD and is located within the larger Walden Preserve development along its northern boundary near Hwy 83 and Walker Road. The Filing No. 5 Final Plat totals 91.85 acres and included 50 single family residential units on 53.07 acres, 6.72 acres of right-of-way dedication, and 32.10 acres of open space.

Open Space dedication is comprised of 4 tracts totaling 32.10 acres, or 34.95% of the site. The open space tracts provide buffers around clustered residential development and are in general agreement with the previously approved PUD and Preliminary Plan.

The El Paso County Parks Master Plan identifies the Cherry Creek Secondary Regional Trail traversing through the project site. The trail starts along Walken Road Near Hwy 83 and crosses through the Walden Preserve development, continuing south to Hodgen Road. This trail serves the Monument Academy school site to the north of Walden Preserve, local neighborhoods, and will make a future connection to Black Forest Regional Park.

During the approval of the Walden Preserve 2 PUD, the County and developer entered into a Park Lands Agreement (PLA) which provided park fee credits for Filings No. 1 – 3 in exchange for dedication of a trail easement and construction of the Cherry Creek Trail within Walden Preserve 2 from its southern boundary to Pinehurst Circle. The developer subsequently provided a trail easement to the County and constructed the trail over several years. The agreement was satisfied on January 28, 2020 (Rec#220012429).

The Filing No. 5 Final Plat includes a section of the previously constructed Cherry Creek Trail. However, the applicant is proposing a realignment of the trail within Tract C near Lots 40-43. Since this section of trail was already constructed per a PLA, and a trail easement provided to the County, the applicant shall be responsible for relocation of the trail. The applicant shall also provide a revised trail easement to reflect the relocation. The applicant should also take care to protect the existing trail from construction impacts and will be responsible for any required trail restoration.

Park staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$23,000 and urban park fees in the amount of \$14,500

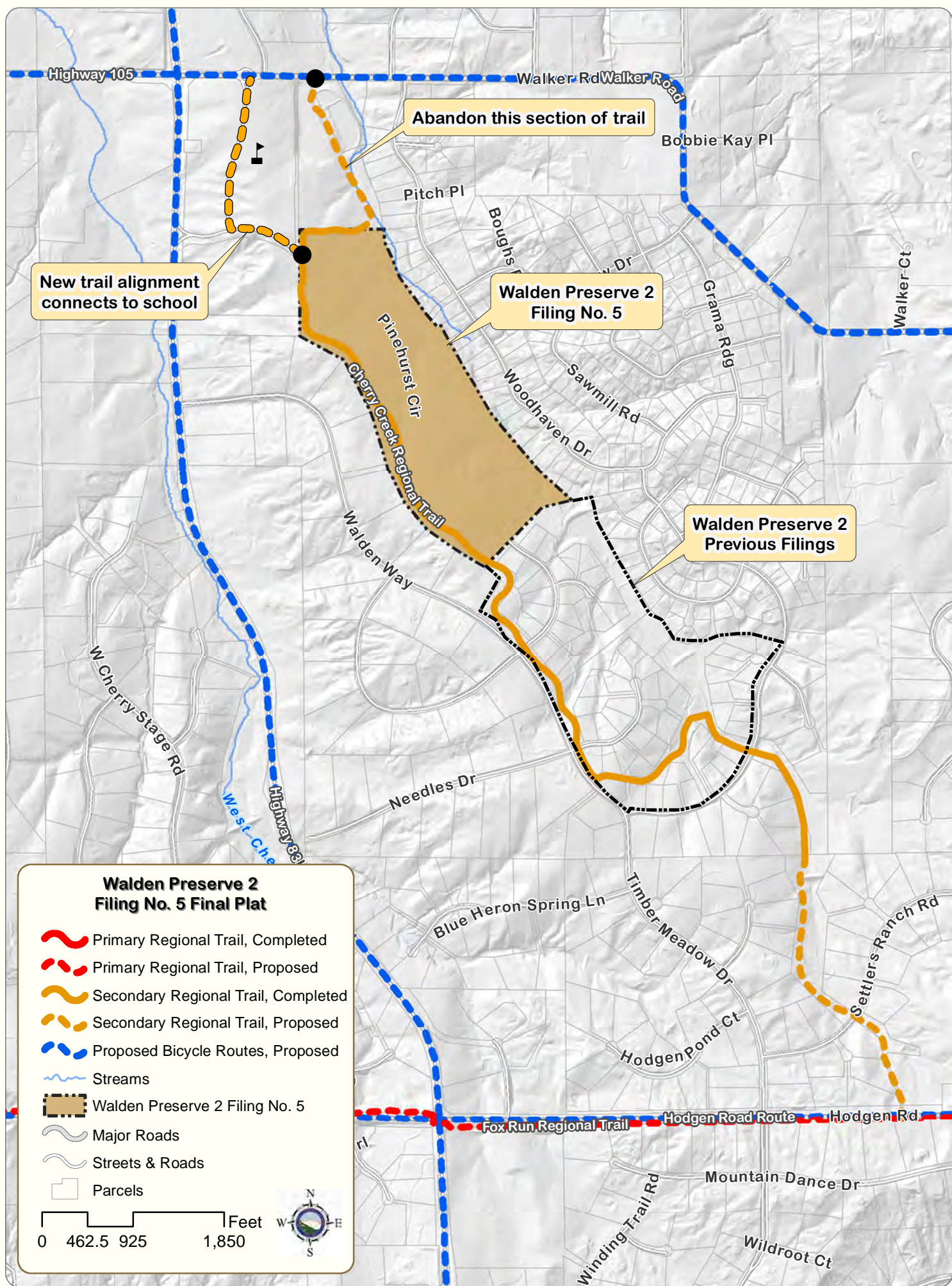
Hannigan and Associates on behalf of Paul and Amy Kinch. The applicants are requesting a final plat approval for the Kinch Minor Subdivision. The site is located at 10805 Milam Rd. Colorado Springs, CO 80908 and is zoned RR-5, which it will remain. The proposed minor subdivision will divide the land into 4 properties: 3 lots of 5.0 acres each and 1 lot of 11.12 acres.

The 2013 El Paso County Parks Master Plan shows the Proposed Milam Road Secondary Regional Trail running north and south along the east side of Milam Road. The proposed trail intersects the Kinch Minor Subdivision for 30' along the extreme west side of the parcel.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot-wide public trail easement along the western boundary immediately adjacent to the public right-of-way for Milam Road that allows for the construction and maintenance by El Paso County of the Milam Road Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and Board of County Commissioners include the following conditions when considering and/or approving the Walden Preserve 2 Filing No. 5 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$23,000 and urban park fees in the amount of \$14,500; (2) Developer shall be responsible for relocation and construction of the existing Cherry Creek Trail within Tract C; (3) Show on this Final Plat and dedicate to El Paso County a 25-foot trail easement within Tract C that allows for public access, as well as construction and maintenance of the Cherry Creek Secondary Regional Trail.





Development
Application
Permit
Review



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

March 31, 2022

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:	Walden Preserve 2 Filing No. 5 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF2211	Total Acreage:	91.85
		Total # of Dwelling Units:	50
Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	1.36
		Regional Park Area:	2
Walden Holdings I, LLC	Land Resource Associates	Urban Park Area:	1
1230 Scarsbrook Ct.	9736 Moutnain Road	Existing Zoning Code:	PUD
Monument, CO 80132	Chipita Park, CO 80809	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.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 1		
0.0194 Acres x 50 Dwelling Units = 0.970		Neighborhood:	0.00375 Acres x 50 Dwelling Units =	0.19
Total Regional Park Acres: 0.970		Community:	0.00625 Acres x 50 Dwelling Units =	0.31
		Total Urban Park Acres:		0.50
FEE REQUIREMENTS		Urban Park Area: 1		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 50 Dwelling Units =	\$5,700
\$460 / Dwelling Unit x 50 Dwelling Units = \$23,000		Community:	\$176 / Dwelling Unit x 50 Dwelling Units =	\$8,800
Total Regional Park Fees: \$23,000		Total Urban Park Fees:		\$14,500

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and Board of County Commissioners include the following conditions when considering and/or approving the Walden Preserve 2 Filing No. 5 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$23,000 and urban park fees in the amount of \$14,500; (2) Developer shall be responsible for relocation and construction of the existing Cherry Creek Trail within Tract C; (3) Show on this Final Plat and dedicate to El Paso County a 25-foot trail easement within Tract C that allows for public access, as well as construction and maintenance of the Cherry Creek Secondary Regional Trail.

Park Advisory Board Recommendation:

LETTER OF INTENT
WALDEN PRESERVE 1, FIL 5, FINAL PLAT APPLICATION

January 21, 2022

PARCEL NUMBER: 61150 00 008

OWNER

Walden Holdings I, LLC, a Colorado Limited Liability Company
Matthew W. Dunston, Managing Partner
1230 Scarsbrook Ct.
Monument, CO. 80132-8487
mattdunston@hotmail.com
719.321.5801

DEVELOPER

Custom Castles Building Company, Inc.
Matthew W. Dunston, President
1230 Scarsbrook Ct.
Monument, CO. 80132-8487
mattdunston@hotmail.com
719.321.5801

CONSULTANTS

Land Resource Associates, David Jones, Land Planner
9736 Mountain Road
Chipita Park, CO. 80809
719.660.1184
chipita1@comcast.net

JPS Engineers, John Schwab, Principal Engineer
19 East Willamette Ave.
Colorado Springs, CO. 80903
719.477.9429
john@jpsengr.com

Rampart Surveys LLC, Russ Wood Managing Member / RLS
1050 Tamarac Pkwy
Woodland Park, CO. 80863
719.687.0920
Russ@RampartLS.com

LSC Transportation Consultants, Inc., Jeff Hodsdon, Principal Engineer
545 East Pikes Peak Ave., Suite 210
Colorado Springs, CO 80903
719.633.2868
Jeff@lsctrans.com

SITE INFORMATION

The proposed Walden Preserve 2, Filing No. 5 subdivision plat is located within portions of the E1/2 Section 15 and the SW1/4 of the SW1/4 Section 14, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado. In general, the proposed subdivision is bounded on the west by Walden Way, on the north by Walker Road, and on the south by the Walden Preserve 2, Filing No. 4 subdivision.

The property totals 91.85 acres and is currently zoned PUD Planned Unit Development with a County approved PUD Development Plan and Preliminary Plan in affect. Vehicular access from the north and from the south is provided via extensions of Pinehurst Circle.

Development of Filing No. 5 will complete the Walden Preserve 2 subdivision.

DEVELOPMENT REQUEST

The applicant is requesting Final Plat approval for the Walden Preserve 2, Filing 5 subdivision facilitating:

- 50 single family residential lots at a minimum lot size of 1.0 acres on 53.04 acres comprising 57.74% of the subdivision.
- 32.10 acres of open space comprising 34.95% of the subdivision.
- 6.72 acres of road right-of-way comprising 7.31% of the subdivision.
- Minimum lot size – 1.0 ac
- Average lot size – 1.1 ac
- Gross Density – 0.54 units per ac

JUSTIFICATION FOR REQUEST

This application is consistent with the goals and objectives of the El Paso County Master Plan (see Master Plan Consistency below), the approved Walden Preserve 2 PUD Development Plans and the approved Walden Preserve 2 Preliminary Plan.

EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel are related to recreational opportunities including; fishing ponds, structured play areas and an extensive trail network constructed during earlier subdivision filings. The area contains some drainage facilities related to earlier subdivision filings. Storm water facilities are estimated to be less than 10% of the subdivision's total open space areas and have been designed such that they play and integral part in the subdivision's recreational activities.

Proposed improvements within this Filing include; 50 single family residential lots, County owned and maintained asphalt surfaced roadways, expanded recreational facilities, expanded trail facilities, drainage channels, drainage detention ponds, electric facilities, natural gas service and telephone / communications service.

Water service, including fire hydrants, will be provided by a central water system. Wastewater collection and treatment will also be provided by a central wastewater system. Both systems are currently permitted, owned, operated and maintained by the Walden Corporation.

Except as otherwise noted, all open space parcels and facilities, including storm water facilities located within the open space parcels, will be owned and maintained by the Walden Corporation.

The applicant, the Walden Corporation and the Walden community are currently in the process for forming a Metropolitan District. When formed, the Metropolitan District will assume permitting, ownership and maintenance responsibilities related to the central water and wastewater system, open space land and recreational and drainage facilities located within the open space.

Filing No. 5 is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone, Tri-lakes Monument Fire Protection District and the Lewis-Palmer School District.

CRITERIA FOR APPROVAL & MASTER PLAN CONSISTENCY

In approving a Final Plat application, the El Paso County Land Development Code requires that the BoCC shall find that the proposed subdivision is, amongst other issues, in general conformance with the goals, objectives and policies of the El Paso County Master Plan.

The El Paso County Master Plan utilizes a system of “Key Area Place Types” aligning with approved “Land Uses” to evaluate Master Plan land use consistency. The Walden Preserve 2, Filing No. 5 subdivision is located within the Tri-lakes Key Area. Filing 5’s location within the Tri-lakes Key Area allows for or aligns with a primary Suburban Residential Place Type with a Priority Development Area overlay. The primary Suburban Residential Place Type allows for detached single family residential land uses with lot densities ranging from one lot per 2.5 acres to 5.0 units per acre.

The Walden Preserve 2, Filing No. 5 application proposes single family detached residential lots at a minimum of 1.0 acre each and a gross density of 0.54 lots per acre. The land use, lot size and gross density aligns with the approved Land Uses with the Tri-lakes Key Area Place Type and is therefore consistent with the Master Plan.

As discussed in *Master Plan Chapter 14 Implementation – Land Use Applications and Master Plan Consistency* - previous Filing 5 approvals, including; PUD Zoning and PUD Development Plan and Preliminary Plan, also establish Master Plan consistency related to the land use goals and objectives as well as a good portion of the Master Plans technical subdivision goals and objectives.

Other Master Plan technical subdivision goals and objects and Code compliance requirements are discussed in further detail below and are intended to evidence this application’s further consistency with the Master Plan as well as the technical requirements of the Land Development Code.

- *The subdivision is in substantial conformance with the approved Preliminary Plan; The Filing 5 Final Plat accurately reflects the previously approved amended Preliminary Plan and amended PUD Development Plans.*

- *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; Compliance with subdivision design standards, regulations and requirements is documented and ensured through the various State and County departmental and agency review responses.*
- *A sufficient water supply has been acquired in terms of quantity, quality and dependability complying with all State and County water supply standards; Water treatment, storage and distribution will be provided via a central water system currently operated by the Walden Corporation. See Watts Engineering Water Resource Report, El Paso County Attorney's letter regarding the proposed water supply and the State Engineer's letter regarding the proposed water supply.*
- *A public sewage disposal system has been established complying with all State and County sewage disposal system standards; Waste water collection and treatment will be provided via a central wastewater system owned and operated by the Walden Corporation. See Watts Engineering Wastewater Resource Report.*
- *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; All areas containing soil hazards or requiring special precautions, including areas of excess of 30% slope, are located within the subdivision's open space areas outside of the proposed lot or roadways. See Soils and Geology Report by Rocky Mountain Geotechnical.*
- *Adequate drainage improvements complying with State law and the requirements of this Code and the ECM are provided by the design; See JPS Engineering's Final Drainage Plan and Report.*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM; All proposed lots have direct physical and legal vehicular access onto dedicated public rights-of-way.*
- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; Filing 5 police will be provided by the El Paso County Sheriff's Office. Fire protection will be provided by the Tri-lakes Monument Fire Protection District. A transportation network be constructed to provide safe and adequate vehicular access to and from the Filing 5 lots. Water and wastewater services will be provided by the Walden Corporation. Electric service will be provided by Mountain View Electric Association and natural gas service will be provided by Black Hills Energy. Recreational opportunities have been provided via the open space trails, ponds and active recreation facilities.*
- *The subdivision provides evidence to show that the proposed methods of fire protection comply with Chapter 6 of the Land Development Code; Because the Walden community's central water system includes fire hydrants and large quantities of stored fire suppression water, the developers of the Walden community work closely with the Tri-lakes Monument Fire Protection District to provide fire suppression infrastructure for*

the Walden community and surrounding subdivisions. The Walden Property Owners Association participates in the District's Firewise Communities Program and has integrated wildfire hazards mitigation measures into their communities Covenants and Restrictions. In addition, the developer has provided a firebreak system via the subdivision's roadways and trail construction. See Filing 5 Fire Protection Report for additional information regarding fire code compliance.

- *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.* Off-site impacts generated by the development of Filing No. 5 are primarily related to traffic impacts including off-site roadway and intersection capacities and improvements required to mitigate any identified capacity deficiencies (see LSC's Traffic Memorandum). Additional off-site improvements related to Filing No. 5's water distribution and waste water collection systems will be required (see JPS Engineering's Utility Plans and Construction Documents).
- *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.* Construction of all required Filing No. 5 public improvements will be the responsibility of the developer in accordance with County approved (1) construction documents and specifications, (2) estimate of guaranteed funds and (3) subdivision improvements agreement and guaranteed by a County approved letter of credit.
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Land Development Code;* Chapter 6 of the LDC deals with general development standards while Chapter 8 deals with subdivision design, improvements and dedication standards. Compliance with these standards is evidenced and ensured by the various State and County departmental and agency review responses.
- *The extraction of any known commercial mining deposit shall not be impeded by this subdivision;* A review of the El Paso County Master Plan for Mineral Extraction and the Rocky Mountain Geotechnical Soils and Geology Report indicates no known commercial mining deposits on the site.

SUPPLEMENTAL INFORMATION

The developer proposes to pay fees in lieu of land dedication for school dedication requirements. Parkland dedication and/or fees in lieu of land are subject to the requirements of previous Park Land Agreements between the County Parks Department and the developer.

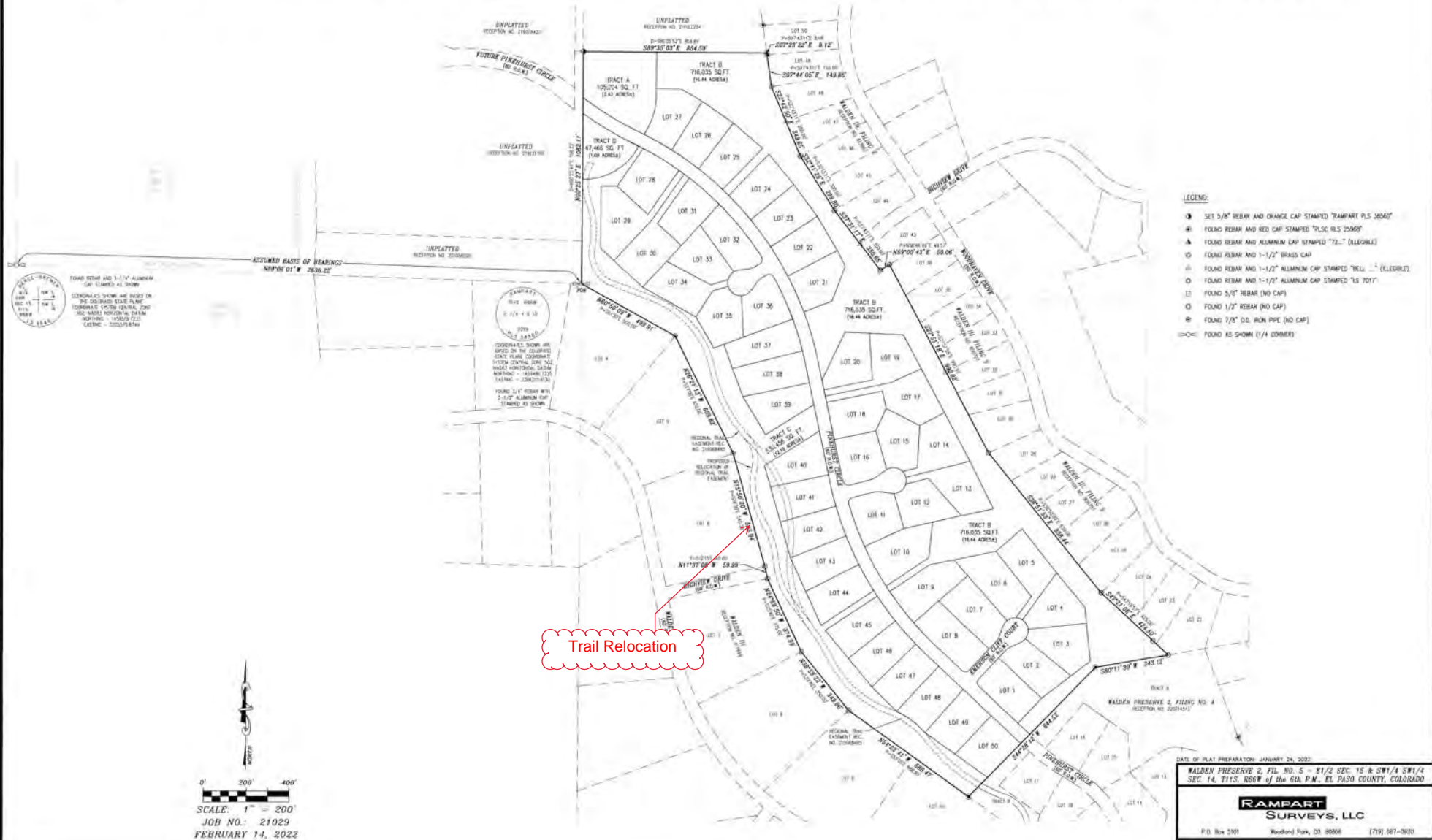
The developer will be responsible for constructing all required subdivision improvements at his sole expense. Installation of the required improvements will be guaranteed by a letter of credit acceptable to the El Paso County Board of County Commissioners.

There are no slopes exceeding 30% within the proposed Filing 5 lot areas or road ROW. A few areas of slopes exceeding 30% exist within the open space and storm water facilities area and are limited to existing pond embankments and drainage swale side slopes. No construction is proposed within these areas.

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program, as amended, at the time of building permit application. The road impact fees will be paid on a per lot basis by each individual residential building contractors at the time of building permit application.

No waivers to the El Paso County Land Development Code or deviations to the El Paso County Engineering Criteria Manual are proposed within this application.

WALDEN PRESERVE 2, FILING NO. 5 LOCATED IN THE E1/2 SEC. 15 AND IN THE SW1/4 SW1/4 SEC. 14 ALL IN T. 11 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO



WALDEN PRESERVE 2, FILING NO. 5 LOCATED IN THE E1/2 SEC. 15 AND IN THE SW1/4 SW1/4 SEC. 14 ALL IN T. 11 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	43.02'	25.00'	89°10'53"	S13°10'04"W
C2	40.96'	100.00'	23°28'12"	S70°58'26"W
C3	28.57'	80.00'	25°23'38"	S70°58'30"W
C4	45.26'	80.00'	43°43'44"	S38°28'34"W
C5	31.44'	80.00'	30°01'31"	S50°22'09"E
C6	80.76'	80.00'	77°07'01"	S54°56'21"E
C7	52.51'	60.00'	50°08'48"	N61°25'45"E
C8	38.97'	100.00'	22°54'10"	N47°48'28"E
C9	40.22'	25.00'	92°10'53"	S74°29'03"E

LEGEND:

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 20050"
- FOUND REBAR AND RED CAP STAMPED "PLS RLS 25958"
- FOUND REBAR AND ALUMINUM CAP STAMPED "72L" (ALLEGED)
- FOUND REBAR AND 1-1/2" BRASS CAP
- FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "BELL" (ALLEGED)
- FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 7017"
- FOUND 5/8" REBAR (NO CAP)
- FOUND 1/2" REBAR (NO CAP)
- FOUND 7/8" O.D. IRON PIPE (NO CAP)
- FOUND AS SHOWN (1/4 CORNER)
- ADDRESS
- 30' CORNER INGRESS, EGRESS & UTILITY EASEMENT



DATE OF PLAN PREPARATION: FEBRUARY 14, 2022

WALDEN PRESERVE 2, FIL. NO. 5 - E1/2 SEC. 15 & SW1/4 SW1/4 SEC. 14, T11S. 66W. OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART
 SURVEYS, LLC

9.0 Box 500 Woodland Park, CO, 80666 (719) 887-0500

DRAWING: 21029FP.DWG PAGE 3 OF 4

WALDEN PRESERVE 2, FILING NO. 5 LOCATED IN THE E1/2 SEC. 15 AND IN THE SW1/4 SW1/4 SEC. 14 ALL IN T. 11 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO



CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C10	40.00	25.00	92°10'31"	S58°05'47"E
C11	40.00	100.00	22°54'38"	N64°18'18"E
C12	5.59	80.00	05°20'11"	S56°16'28"W
C13	80.00	80.00	78°52'08"	N87°37'25"W
C14	51.27	80.00	24°57'09"	N29°12'47"W
C15	81.42	80.00	30°00'00"	N00°45'47"E
C16	74.65	80.00	71°17'18"	N51°24'38"E
C17	11.98	80.00	19°52'15"	N87°30'47"E
C18	40.00	100.00	22°54'38"	S87°18'18"E
C19	40.00	25.00	92°10'31"	N58°05'47"E
C20	40.00	25.00	92°10'31"	N58°05'47"E
C21	40.00	100.00	22°54'38"	N01°42'03"E
C22	30.87	80.00	29°28'48"	N39°44'40"E
C23	44.76	80.00	42°44'36"	N71°51'22"E
C24	51.84	80.00	30°34'13"	S71°54'15"E
C25	52.84	80.00	50°04'48"	S31°18'42"E
C26	46.89	80.00	44°52'48"	S18°07'57"W
C27	28.00	80.00	28°44'29"	S01°57'07"W
C28	36.67	100.00	22°06'17"	S54°14'29"W
C29	38.27	25.00	90°00'00"	S01°00'11"E
C30	187.58	280.35	25°14'28"	N53°11'58"W
C31	189.67	337.50	28°48'17"	N22°40'24"W
C32	158.84	472.50	22°17'08"	N14°22'30"W
C33	189.53	387.50	25°04'04"	N17°58'33"W
C34	85.83	287.50	19°00'58"	N04°58'30"W
C35	158.28	182.50	58°08'24"	N14°22'15"W

- LEGEND:
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 30560"
 - FOUND REBAR AND RED CAP STAMPED "PLS PLS 25988"
 - ▲ FOUND REBAR AND ALUMINUM CAP STAMPED "7.2" (LIEBLE)
 - FOUND REBAR AND 1-1/2" BRASS CAP
 - ▲ FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "WELL" (LIEBLE)
 - FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 7017"
 - FOUND 5/8" REBAR (NO CAP)
 - FOUND 1/2" REBAR (NO CAP)
 - FOUND 7/8" O.D. IRON PIPE (NO CAP)
 - FOUND AS SHOWN (1/4 CORNER)
 - ACCESS
 - 30' COMMON HORSE, EGRESS & UTILITY EASEMENT

WALDEN PRESERVE 2, FILING NO. 5 - E1/2 SEC. 15 & SW1/4 SW1/4 SEC. 14, T11S, R66W of the 6th P.M., EL PASO COUNTY, COLORADO

RAMPART
 SURVEYS, LLC

P.O. Box 9101 Woodland Park, CO 80864 (719) 687-0920

DRAWING: 21029PP.DWG

PAGE 4 OF 4

GENERAL PROVISIONS
- THE PURPOSE AND INTENT OF THE PUD ZONING IS TO PROVIDE FOR THE DEVELOPMENT OF 116 SINGLE FAMILY RESIDENTIAL LOTS AT A MINIMUM SIZE OF 1.0 AC
- AUTHORITY

THE PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

- APPLICABILITY
THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS
- ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR WALDEN PRESERVE 2 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S). IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

- RELATIONSHIP TO COUNTY REGULATIONS
THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF WALDEN PRESERVE 2. PROVIDED, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE TO PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE
- ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

- CONFLICT
WHERE THERE IS MORE THAN ONE PROVISION WITH THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

- MAXIMUM LEVEL OF DEVELOPMENT
THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS
- PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT TO DATE, TO DEVELOPMENT SERVICES DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

"OWNERSHIP"
KNOW ALL MEN BY THESE PRESENTS THAT WALDEN HOLDINGS I, LLC, A COLORADO LIMITED LIABILITY COMPANY IS OWNER OF PROPERTY DESCRIBED AS PARCEL NUMBER 6123001023, WITHIN THE ACCOMPANYING LEGAL DESCRIPTION LOCATED ON SHEET 2 OF 7, WALDEN PRESERVE 2 PUD DEVELOPMENT PLAN.

SEE ADDITIONAL OWNERSHIP INFORMATION ON SHEET 2 OF 7, WALDEN PRESERVE 2 PUD DEVELOPMENT PLAN AND ADDITIONAL OWNERSHIP AFFIDAVITS ON FILE WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT AND RECORDED IN THE RECORDS OF EL PASO COUNTY RECEPTION NUMBER(S) _____ DATED _____ 2011.

IN WITNESS WHEREOF:
THE FOREGOING HAVE EXECUTED THESE PRESENTS THIS _____ DAY OF _____ 2011.

Matthew W. Dunston
MATTHEW W. DUNSTON, MANAGING MEMBER
WALDEN HOLDINGS I, LLC

STATE OF COLORADO)
COUNTY OF EL PASO)
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2011 BY MATTHEW W. DUNSTON

WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF COLORADO)
COUNTY OF EL PASO)
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2011 BY MATTHEW W. DUNSTON

WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE BOARD OF RESOLUTION NO. 14-129 APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS

Chris D. 5/26/16
DIRECTOR, DEVELOPMENT SERVICES DATE

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO
JSS
EL PASO COUNTY
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON _____ OF _____ 20____ AT _____ O'CLOCK _____ AND WAS RECORDED PER RECEPTION NUMBER _____

EL PASO COUNTY CLERK AND RECORDER DATE

OWNERSHIP CERTIFICATION

A QUALIFIED TITLE INSURANCE COMPANY DUELY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY WALDEN HOLDINGS I, LLC AT THE TIME OF THIS APPLICATION.

Gregory S. Wolff V.P. Title & National Title Company 5/24/2011
STATE OF COLORADO
JSS

EL PASO COUNTY
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2011 BY _____

WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

TARA K. GRAHAM
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES: _____

STATE OF COLORADO)
COUNTY OF EL PASO)
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2011 BY _____

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NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF COLORADO)
COUNTY OF EL PASO)
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2011 BY _____

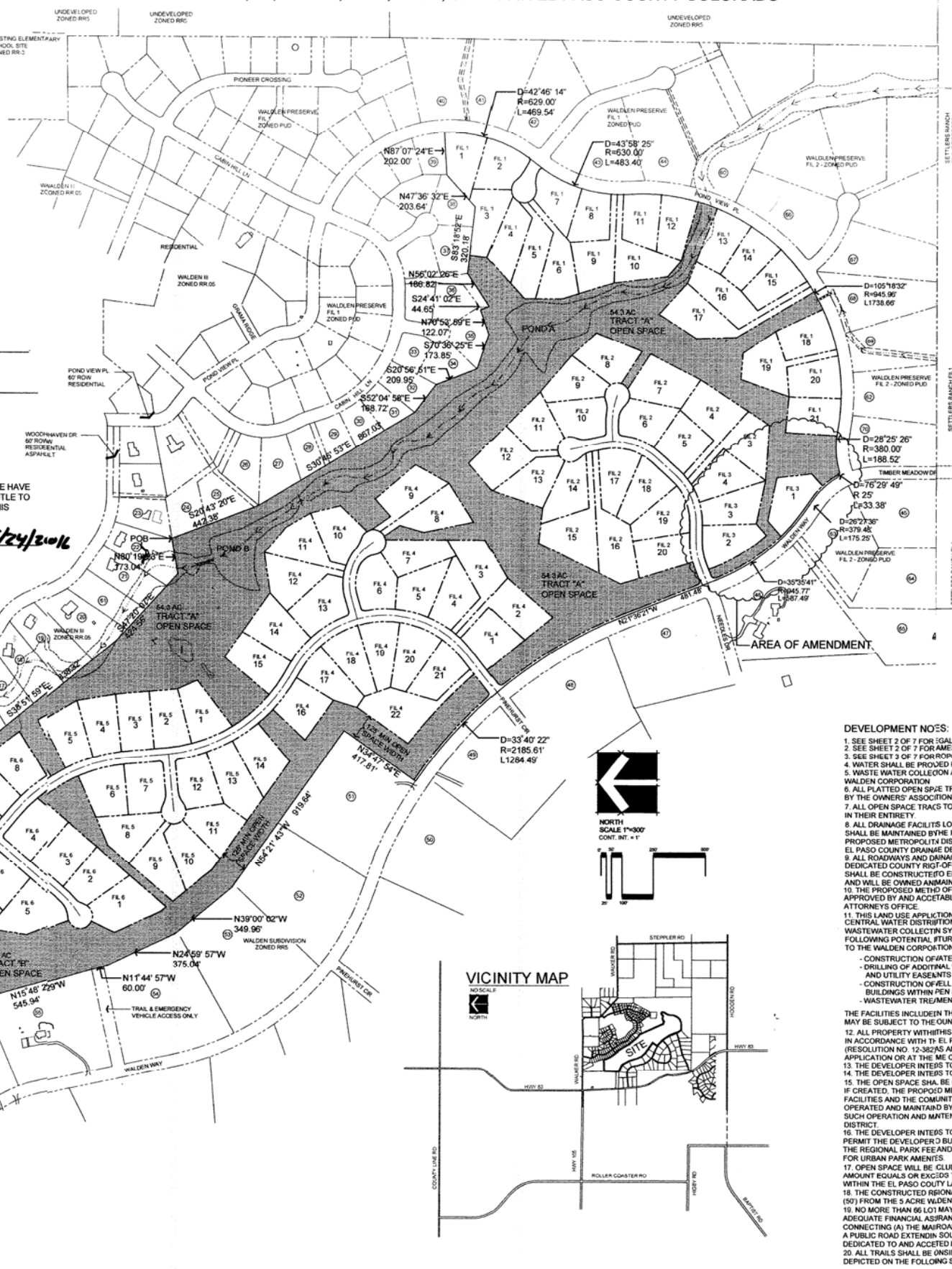
WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF COLORADO)
COUNTY OF EL PASO)
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2011 BY _____

WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

WALDEN PRESERVE 2 AMENDED PUD DEVELOPMENT PLAN

OWNED AND DEVELOPED BY: WALDEN HOLDINGS I LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132
PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO



STANDARD DSD PUD PLAN NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PUD PLAN FOR THIS PUD ZONE AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT
2. 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 RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENTAL ASSESSMENT.
3. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

PROPERTY OWNER

WALDEN HOLDINGS I, LLC
A COLORADO LIMITED LIABILITY COMPANY
17145 COLONIAL PARK DR
MONUMENT, CO 80132-8473

PROPERTY DEVELOPER

CUSTOM CASTLES BUILDING COMPANY, INC.
17145 COLONIAL PARK DR
MONUMENT, CO 80132-8473

DEVELOPMENT DATA & CRITERIA

SF LOTS - 116 LOTS, 125.08 AC (60%)
OPEN SPACE RECREATIONAL - 65.10 AC (31%)
OPEN SPACE DRAINAGE FACILITIES - 7.23 AC (4%)
OPEN SPACE TOTAL - 72.33 AC (35%)
ROAD ROW - 8969 LF, 11.41 AC (5%)
TOTAL - 116 LOTS, 208.82 AC (100%)

MIN LOT SIZE - 1.0 AC
AVE LOT SIZE - 1.08 AC
GR. DENSITY - 1 LOT / 1.87 AC

* DRAINAGE FACILITIES ARE ESTIMATED TO BE APPROXIMATELY 10% OF THE TOTAL OPEN SPACE AREA

MAX. BLDG. HT. - 30' (PER CODE MEASUREMENT)
BLDG SETBACKS -
FRONT - 25'
SIDE - 15'
REAR - 25'
STANDARD UTILITY & DRAINAGE EASEMENTS
FRONT - 15'
SIDE - 10'
REAR - 10'
PERIMETER - 30'

SHEET INDEX

- SHEET 1 - COVER SHEET & MASTER PLAN
- SHEET 2 - ZONING MAP & COMMUNITY CONTEXT MAP
- SHEET 3 - FILING 1 PUD PLAN
- SHEET 4 - FILING 2, 3 & 4 PUD PLAN
- SHEET 5 - FILING 5, 6 & 7 PUD PLAN
- SHEET 6 - PHASING PLAN
- SHEET 7 - LANDSCAPE BUFFER PLAN

DEVELOPMENT NOTES:

1. SEE SHEET 2 OF 7 FOR LEGAL DESCRIPTION OF PUD ZONE DISTRICT
2. SEE SHEET 2 OF 7 FOR AMES AND ADDRESSES OF ADJOINING OWNERS.
3. SEE SHEET 3 OF 7 FOR PROPOSED ROADWAY CROSS SECTION
4. WATER SHALL BE PROVIDED BY THE WALDEN CORPORATION
5. WASTE WATER COLLECTION AND TREATMENT SHALL BE PROVIDED BY THE WALDEN CORPORATION
6. ALL PLATTED OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION OR THE PROPOSED METROPOLITAN DISTRICT.
7. ALL OPEN SPACE TRACTS TO BE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY.
8. ALL DRAINAGE FACILITIES LOCATED WITHIN THE PUD OPEN SPACE TRACTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR THE PROPOSED METROPOLITAN DISTRICT IN ACCORDANCE WITH A STANDARD EL PASO COUNTY DRAINAGE DETENTION MAINTENANCE AGREEMENT.
9. ALL ROADWAYS AND DRAINAGE FACILITIES LOCATED WITHIN DEDICATED COUNTRY RIGHT-OF-WAYS AND SPECIFIED EASEMENTS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
10. THE PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO COUNTY ATTORNEYS OFFICE.
11. THIS LAND USE APPLICATION INCLUDES CONSTRUCTION OF CENTRAL WATER DISTRIBUTION SYSTEM IMPROVEMENTS, CENTRAL WASTEWATER COLLECTION SYSTEM IMPROVEMENTS, AND THE FOLLOWING POTENTIAL FUTURE INFRASTRUCTURE IMPROVEMENTS TO THE WALDEN CORPORATION WATER AND WASTE WATER SYSTEMS:
 - CONSTRUCTION OF WATER STORAGE TANK NO. 2
 - DRILLING OF ADDITIONAL WELLS IN OPEN SPACE AREAS AND UTILITY EASEMENTS
 - CONSTRUCTION OF WELL HOUSES AND BOOSTER PUMP STATION BUILDINGS WITHIN OPEN SPACE AREAS
 - WASTEWATER TREATMENT FACILITY IMPROVEMENTS
12. ALL PROPERTY WITHIN THIS PUD ZONE IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 12-382AS AMENDED) AT THE TIME OF BUILDING PERMIT APPLICATION OR AT THE TIME OF FINAL PLAT RECORDED.
13. THE DEVELOPER INTENDS TO PAY SCHOOL FEES IN LIEU OF LAND DEDICATION
14. THE DEVELOPER INTENDS TO DEDICATE THE REGIONAL TRAIL EASEMENT AS INDICATED.
15. THE OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR, IF CREATED, THE PROPOSED METROPOLITAN DISTRICT. THE COMMUNITY WATER FACILITIES AND THE COMMUNITY WASTEWATER FACILITIES IN THIS PUD SHALL BE OPERATED AND MAINTAINED BY THE WALDEN CORPORATION EXCEPT TO THE EXTENT SUCH OPERATION AND MAINTENANCE ARE UNDERTAKEN BY THE PROPOSED METROPOLITAN DISTRICT.
16. THE DEVELOPER INTENDS TO ENTER INTO A PARKLANDS AGREEMENT THAT WILL PERMIT THE DEVELOPER TO BUILD THE REGIONAL TRAIL AND RECEIVE CREDIT AGAINST THE REGIONAL PARK FEE AND TO RECEIVE CREDIT AGAINST THE URBAN PARK FEES FOR URBAN PARK AMENITIES.
17. OPEN SPACE WILL BE CLUED IN EACH FINAL PLAT SUCH THAT THE CUMULATIVE AMOUNT EQUALS OR EXCEEDS THE MINIMUM OPEN SPACE REQUIREMENTS IDENTIFIED WITHIN THE EL PASO COUNTY LAND DEVELOPMENT CODE'S PUD ZONE REQUIREMENTS.
18. THE CONSTRUCTED REGIONAL TIER 1 TRAIL SHALL BE LOCATED A MINIMUM OF FIFTY FEET (50') FROM THE 5 ACRE WALDEN III TRACTS ALONG WALDEN WAY.
19. NO MORE THAN 66 LOTS MAY BE PLATTED IN THE PUD UNTIL CONSTRUCTION DRAWINGS AND ADEQUATE FINANCIAL ASSURANCES ARE APPROVED AND/OR ACCEPTED FOR CONSTRUCTION CONNECTING (A) THE MAINTAINED THROUGH THE NORTHERN PORTION OF THE PUD WITH (B) A PUBLIC ROAD EXTENDING SOUTH FROM WALKER RD. AND SUCH PUBLIC RIGHT OF WAY HAS BEEN DEDICATED TO AND ACCEPTED BY THE COUNTY.
20. ALL TRAILS SHALL BE CONSIDERED OPEN FOR EQUESTRIAN USE EXCEPT AS OTHERWISE DEPICTED ON THE FOLLOWING SHEETS.

LRA

LAND RESOURCE ASSOCIATES
8736 MOUNTAIN RD.
CHIRTA PARK, CO 80809
719-684-2298

SHEET TITLE:

PUD DEVELOPMENT PLAN
COVER SHEET

ISSUED FOR:

OWNER &
CONSULTANT
REVIEW

project number

computer file

issue date

MAR 24, 2016

drawn by

DFJ

checked by

DFJ

revisions

MAY 12, 2016

sheet number

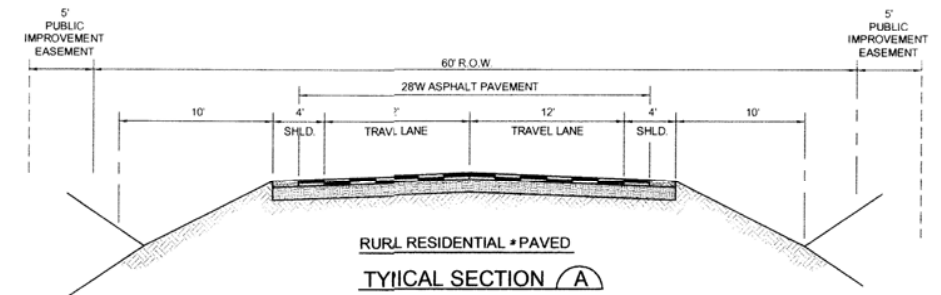
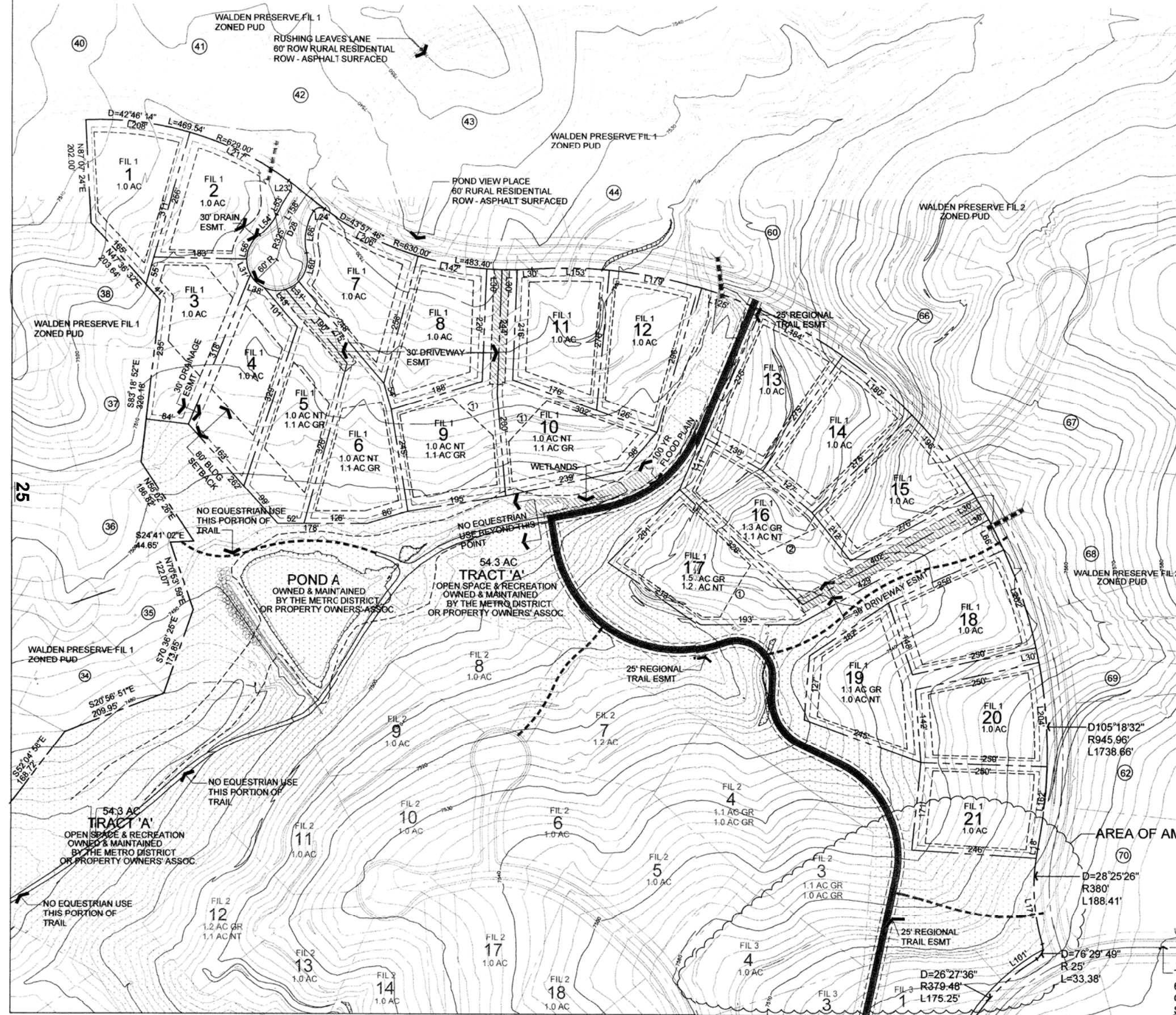
1 OF 7

DSD FILE NO.

PUD-16-001

WALDEN PRESERVE 2 AMENDED PUD DEVELOPMENT PLAN

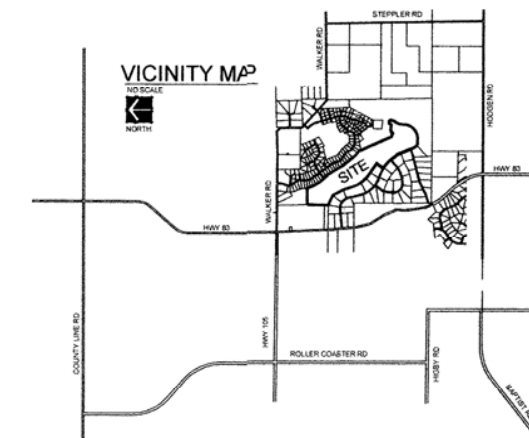
OWNED & DEVELOPED BY: WALDEN HOLDINGS I LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132
PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO



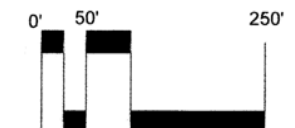
- INDICATES EXISTING TRAIL & MAINTENANCE ROAD OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS ASSOC TO REMAIN. NO ADDITIONAL EASEMENT REQUIRED.
- INDICATES REGIONAL TIER 1 TRAIL IN 25' EASEMENT OWNED AND MAINTAINED BY COUNTY PARKS. FINAL ALIGNMENT TO BE DETERMINED PER PARKS TRAIL AGREEMENT.
- INDICATES LOCAL TRAIL OWNED AND MAINTAINED BY METRO DISTRICT OR PROPERTY OWNERS' ASSOC. NO ADDITIONAL EASEMENT REQUIRED.

- INDICATES CULVEIT
- INDICATES MIN 15' LOT WIDTH AT FRONT YARD BUILDING SETBACK
- STANDARD BLDG SETBACKS:
 - FRONT 25'
 - SIDE 15'
 - REAR 25'
- STANDARD UTILITY & DRAINAGE EASEMENTS:
 - FRONT 15'
 - SIDE 10'
 - REAR 10'

* THERE ARE NO SLOPES 30% OR GREATER ON THIS SITE



KEY MAP
NO SCALE



TIMBER MEADOWS DR
60' ROW RURAL
COLLECTOR ASPHALT
SURFACED

LRA LAND RESOURCE ASSOCIATES 9736 MOUNTAIN RD. CHRYSTAL PARK, CO 80609 719-684-2298	
SHEET TITLE: PUD DEVELOPMENT PLAN FILING 1	
ISSUED FOR: COUNTY REVIEW	
project number	
computer file	
issue date	MAR 24, 2016
drawn by	
checked by	
revisions	MAY 12, 2016
sheet number	3 OF 7
DSD FILE NO. PUD-16-001	

WALDEN PRESERVE 2 AMENDED PUD DEVELOPMENT PLAN

OWNED & DEVELOPED BY: WALDEN HOLDINGS I LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132
PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO

KEY MAP
NO SCALE



HIGHVIEW DRIVE
60' ROW RURAL RESIDENTIAL
ASPHALT SURFACED

EXISTING 60' ROW TO REMAIN FOR TRAIL
ACCESS CONNECTION TO WOODHAVEN DRIVE
OWNED AND MAINTAINED BY METRO DISTRICT
NO EQUESTRIAN TRAIL USE

WOODHAVEN DRIVE
60' ROW RURAL RESIDENTIAL
ASPHALT SURFACED

WALDEN III
FIL 3
ZONED RR0.5

POND C
OWNED AND MAINTAINED
BY PROPERTY OWNERS' ASSOC

TRACT 'A' - 54.3 AC OPEN SPACE TO BE
OWNED AND MAINTAINED
BY METRO DISTRICT OR
PROPERTY OWNERS' ASSOC

WALDEN III
FIL 3
ZONED RR0.5

TRACT 'A' - 54.3 AC OPEN SPACE TO BE
OWNED AND MAINTAINED
BY METRO DISTRICT OR
PROPERTY OWNERS' ASSOC

TRACT 'B' - 18.0 AC OPEN SPACE TO BE
OWNED AND MAINTAINED BY METRO DISTRICT
OR PROPERTY OWNERS' ASSOC

WALDEN SUBDIVISION
ZONED RR5

VICINITY MAP

LRA
LAND RESOURCE ASSOCIATES
9736 MOUNTAIN RD.
CHRYSLER PARK, CO 80809
719-684-2298

SHEET TITLE:
PUD DEVELOPMENT PLAN
FILINGS 5, 6 & 7

ISSUED FOR:
COUNTY
REVIEW

project number

computer file

issue date
MAR 24, 2016

drawn by
DFJ

checked by

revisions
MAY 12, 2016

sheet number

5 OF 7

DSD FILE NO.
PUD-16-001

STANDARD BLDG SETBACKS
FRONT 25'
SIDE 15'
REAR 25'
STANDARD UTILITY & DRAINAGE EASEMENTS
FRONT 15'
SIDE 10'
REAR 10'

*THERE ARE NO SLOPES 30% OR GREATER
ON THIS SITE

① INDICATES MIN 150' LOT
WIDTH AT FRONT YARD
BUILDING SETBACK

② INDICATES INCREASED BLDG
SETBACK DUE TO FLAG LOT
CONFIGURATION

INDICATES CULVERT

INDICATES EXISTING TRAIL & MAINTENANCE ROAD
OWNED AND MAINTAINED BY METRO DISTRICT OR
PROPERTY OWNERS' ASSOC TO REMAIN. NO
ADDITIONAL EASEMENT REQUIRED.

INDICATES REGIONAL TIER 1 RAIL IN 25' EASEMENT
OWNED AND MAINTAINED BY COUNTY PARKS. FINAL
ALIGNMENT TO BE DETERMINED PER PARKS TRAIL
AGREEMENT.

INDICATES LOCAL TRAIL OWNED AND MAINTAINED BY
METRO DISTRICT OR PROPERTY OWNERS' ASSOC.
NO ADDITIONAL EASEMENT REQUIRED.



NORTH
SCALE 1"=100'
CONT. INT. 1"=2'



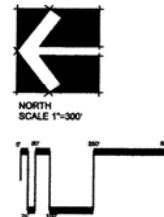
DEVELOPED BY: CUSTOM CASTLE, INC., 17145 COLONIAL PARK DR., MONUMENT, CO. 80132
PORTIONS OF SIEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO

PHASING NOTES

1. THE TOTAL NUMBER OF LOTS CANNOT EXCEED 86 UNTIL SUCH TIME AS PINEHURST CIRCLE IS COMPLETED BETWEEN WALKER ROAD AND WALDEN WAY. SEE BOCC PUD APPROVAL CONDITIONS FOR SPECIFIC DETAILS OF AGREEMENT.
2. SEE PARKS LAND AGREEMENT FOR PHASING REQUIREMENTS RELATED TO THE DEDICATION OF THE REGIONAL TRAIL EASEMENT AND CONSTRUCTION OF THE TIER ONE REGIONAL TRAIL.
3. THE TIMING RELATED TO THE CONSTRUCTION OF INDIVIDUAL PHASES WILL DEPEND UPON MARKET FORCES AND ACTUAL ABSORPTION RATES EXPERIENCED.

MAINTENANCE STATEMENT

1. ALL OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR BY THE METROPOLITAN DISTRICT.
2. ALL ROADS AND DRAINAGE FACILITIES LOCATED WITHIN COUNTY DEDICATED ROWS TO BE OWNED AND MAINTAINED BY EL PASO COUNTY.
3. ALL DRAINAGE FACILITIES LOCATED ON PRIVATELY OWNED LOTS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
4. ALL DRAINAGE FACILITIES LOCATED WITHIN PROPERTY OWNERS' ASSOCIATION OWNED OPEN SPACE TRACTS OR METROPOLITAN DISTRICT OWNED OPEN SPACE TRACTS TO BE MAINTAINED BY PROPERTY OWNERS IN ACCORDANCE WITH A STANDARD EL PASO COUNTY DRAINAGE DETENTION MAINTENANCE AGREEMENT.



LAND RESOURCE ASSOCIATES
9736 MOUNTAIN RD.
CHIPITA PARK, CO 80809
719-684-2286

SHEET TITLE:
PUD DEVELOPMENT PLAN
PHASING PLAN

ISSUED FOR:
COUNTY
REVIEW

project number	
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computer file

issue date
MAR 24, 2016

drawn by
DFJ

checked by

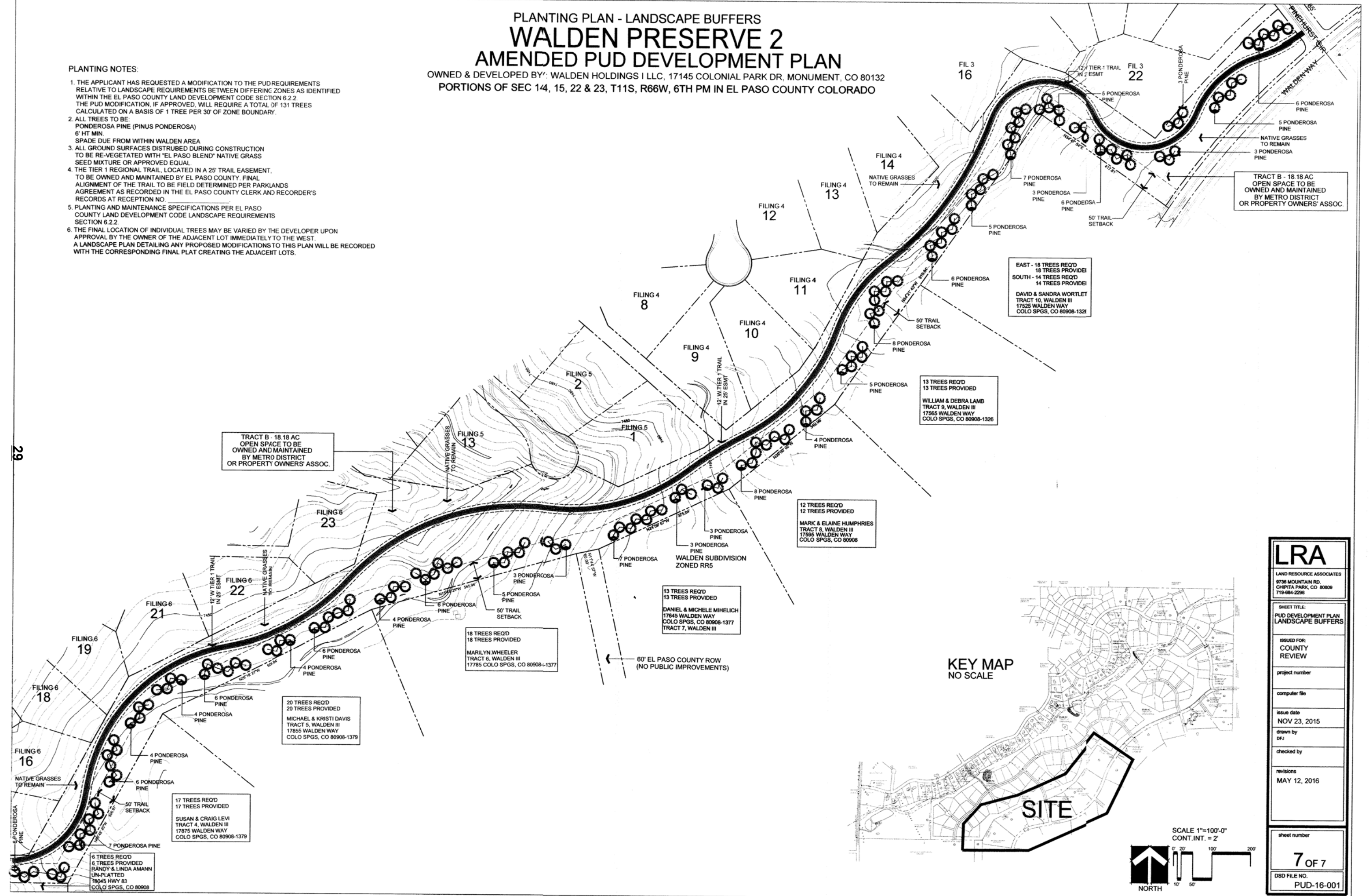
revisions
MAY 12, 2016

sheet number
6 OF 7

DSD FILE NO.
PUD-16-001

OWNED & DEVELOPED BY: WALDEN HOLDINGS I LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132
PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO

1. THE APPLICANT HAS REQUESTED A MODIFICATION TO THE PUD REQUIREMENTS RELATIVE TO LANDSCAPE REQUIREMENTS BETWEEN DIFFERING ZONES AS IDENTIFIED WITHIN THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.2. THE PUD MODIFICATION, IF APPROVED, WILL REQUIRE A TOTAL OF 131 TREES CALCULATED ON A BASIS OF 1 TREE PER 30' OF ZONE BOUNDARY.
2. ALL TREES TO BE:
PONDEROSA PINE (PINUS PONDEROSA)
6' HT MIN.
SPADE DUE FROM WITHIN WALDEN AREA
3. ALL GROUND SURFACES DISTURBED DURING CONSTRUCTION TO BE RE-VEGETATED WITH "EL PASO BLEND" NATIVE GRASS SEED MIXTURE OR APPROVED EQUAL.
4. THE TIER 1 REGIONAL TRAIL, LOCATED IN A 25' TRAIL EASEMENT, TO BE OWNED AND MAINTAINED BY EL PASO COUNTY. FINAL ALIGNMENT OF THE TRAIL TO BE FIELD DETERMINED PER PARKLANDS AGREEMENT AS RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER'S RECORDS AT RECEPTION NO. _____.
5. PLANTING AND MAINTENANCE SPECIFICATIONS PER EL PASO COUNTY LAND DEVELOPMENT CODE LANDSCAPE REQUIREMENTS SECTION 6.2.2.
6. THE FINAL LOCATION OF INDIVIDUAL TREES MAY BE VARIED BY THE DEVELOPER UPON APPROVAL BY THE OWNER OF THE ADJACENT LOT IMMEDIATELY TO THE WEST. A LANDSCAPE PLAN DETAILING ANY PROPOSED MODIFICATIONS TO THIS PLAN WILL BE RECORDED WITH THE CORRESPONDING FINAL PLAT CREATING THE ADJACENT LOTS.



El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Kinch Final Plat

Agenda Date: April 13, 2022

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

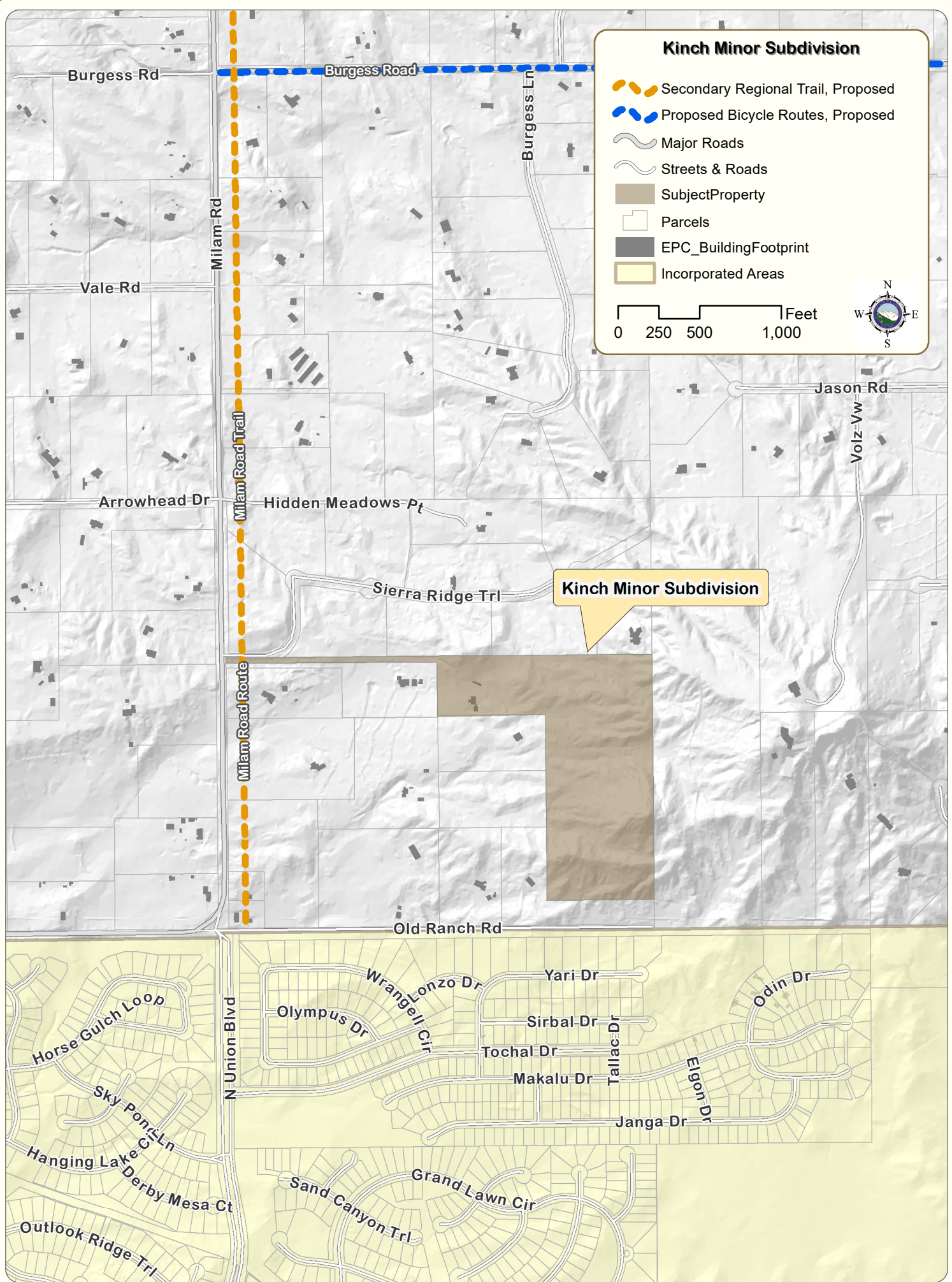
This is a request by Hannigan and Associates on behalf of Paul and Amy Kinch. The applicants are requesting a final plat approval for the Kinch Minor Subdivision. The site is located at 10805 Milam Rd. Colorado Springs, CO 80908 and is zoned RR-5, which it will remain. The proposed minor subdivision will divide the land into 4 properties: 3 lots of 5.0 acres each and 1 lot of 11.12 acres.

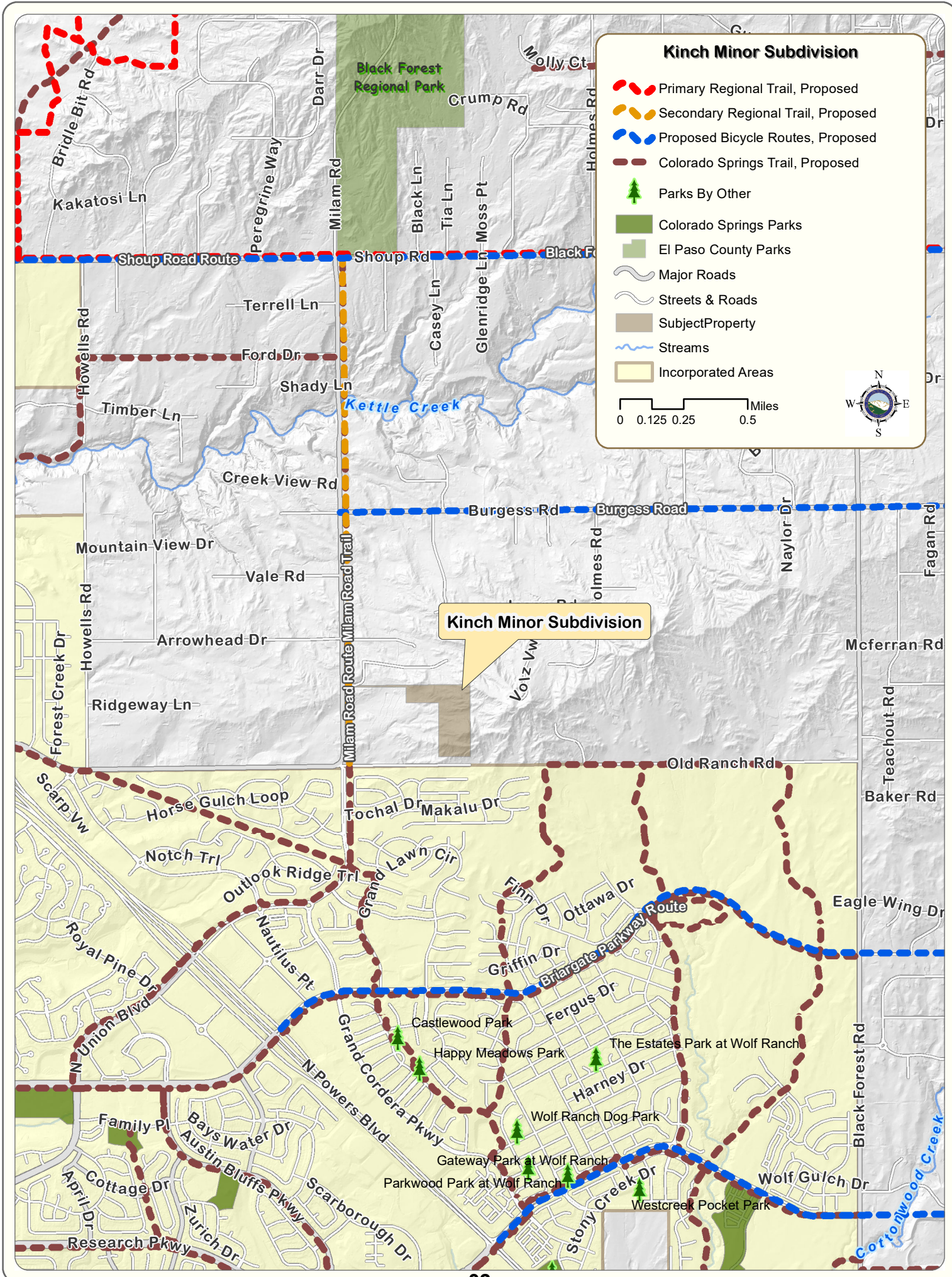
The 2013 El Paso County Parks Master Plan shows the Proposed Milam Road Secondary Regional Trail running north and south along the east side of Milam Road. The proposed trail intersects the Kinch Minor Subdivision for 30' along the extreme west side of the parcel.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot-wide public trail easement along the western boundary immediately adjacent to the public right-of-way for Milam Road that allows for the construction and maintenance by El Paso County of the Milam Road Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Kinch Minor Subdivision: (1): Designate and provide to El Paso County a 25-foot-wide trail easement along the western boundary immediately adjacent to the public right-of-way for Milam Road that allows for public access, as well as construction and maintenance by El Paso County of the Milam Road Secondary Regional Trail. (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.





Development
Application
Permit
Review



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

April 13, 2022

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:	Kinch Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-204	Total Acreage:	29.12
		Total # of Dwelling Units:	4
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.34
	Hannigan and Associates	Regional Park Area:	2
Paul and Amy Kinch	Jerry Hannigan	Urban Park Area:	2
10805 Milam Road	19360 Spring Valley Road	Existing Zoning Code:	RR-5
Colorado Springs, CO 80908	Monument, CO 80132	Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 2		
0.0194 Acres x 4 Dwelling Units = 0.078		Neighborhood:	0.00375 Acres x 4 Dwelling Units =	0.00
Total Regional Park Acres: 0.078		Community:	0.00625 Acres x 4 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 2		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 4 Dwelling Units =	\$0
\$460 / Dwelling Unit x 4 Dwelling Units = \$1,840		Community:	\$176 / Dwelling Unit x 4 Dwelling Units =	\$0
Total Regional Park Fees: \$1,840		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Kinch Minor Subdivision: (1) Designate and provide to El Paso County a 25-foot-wide trail easement along the western boundary immediately adjacent to the public right-of-way for Milam Road that allows for public access, as well as construction and maintenance by El Paso County of the Milam Road Secondary Regional Trail. (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.

Park Advisory Board Recommendation:

October 25, 2021

KINCH MINOR SUBDIVISION LETTER OF INTENT

To Whom It May Concern:

Please accept this letter of intent on behalf of the Kinch Subdivision submittal. The following information is provided for guidance and understanding.

1. The Kinch Subdivision is owned by:

Paul and Amy Kinch

10805 Milam Rd.

Colorado Springs, CO 80908

His: 719-338-5791 Her: 719-244-4856

panakinch@msn.com

Consultant and Surveyor:

Jerry Hannigan

Hannigan.and.assoc@gmail.com

719-481-8292

Civil Engineer:

John Schwab

john@jpsengr.com

719-477-9429

2. The current property size is 29.12 acres with the physical address of 10805 Milam Rd. Colorado Springs, CO 80908 and is zoned RR-5, which it will remain. The proposed minor subdivision will divide the land into 4 properties: 3 lots of 5.0 acres each and 1 lot of 11.12 acres. The adjoining property to the north is platted as Timber Ridge Estates with 9 lots on 58 acres. Other neighboring properties are likewise generally 5 acres and larger with RR-5 zoning. Access to our Lot 1, which has our current home on it, now comes from Sierra Ridge Trail in Timber Ridge Estates. This access point will remain. Access to the other 3 lots will also be from Sierra Ridge Trail, but at a point near the east end of the subdivision where a right of way has been platted that extends southerly to our north property line.

3. We are seeking approval to be able to better maximize the use of the land in Black Forest. This will allow us to build a home on the Lot 4, the 11-acre lot. The other lots will be sold at a future date.

4. Lot 1 is the only lot that has an existing structure, our current home. It is a 2100 sq ft, 4 bedrooms, 2 bath home. The other lots have no structures at this point. The proposed road to access the property will be an entrance from the north with access to Lots 2-4. This road will be a valuable addition to the current Sierra Ridge Estates. There will be three new homes at a point in the future when all the upgrades to the road are finished and individual lots sold.

Respectfully Submitted,

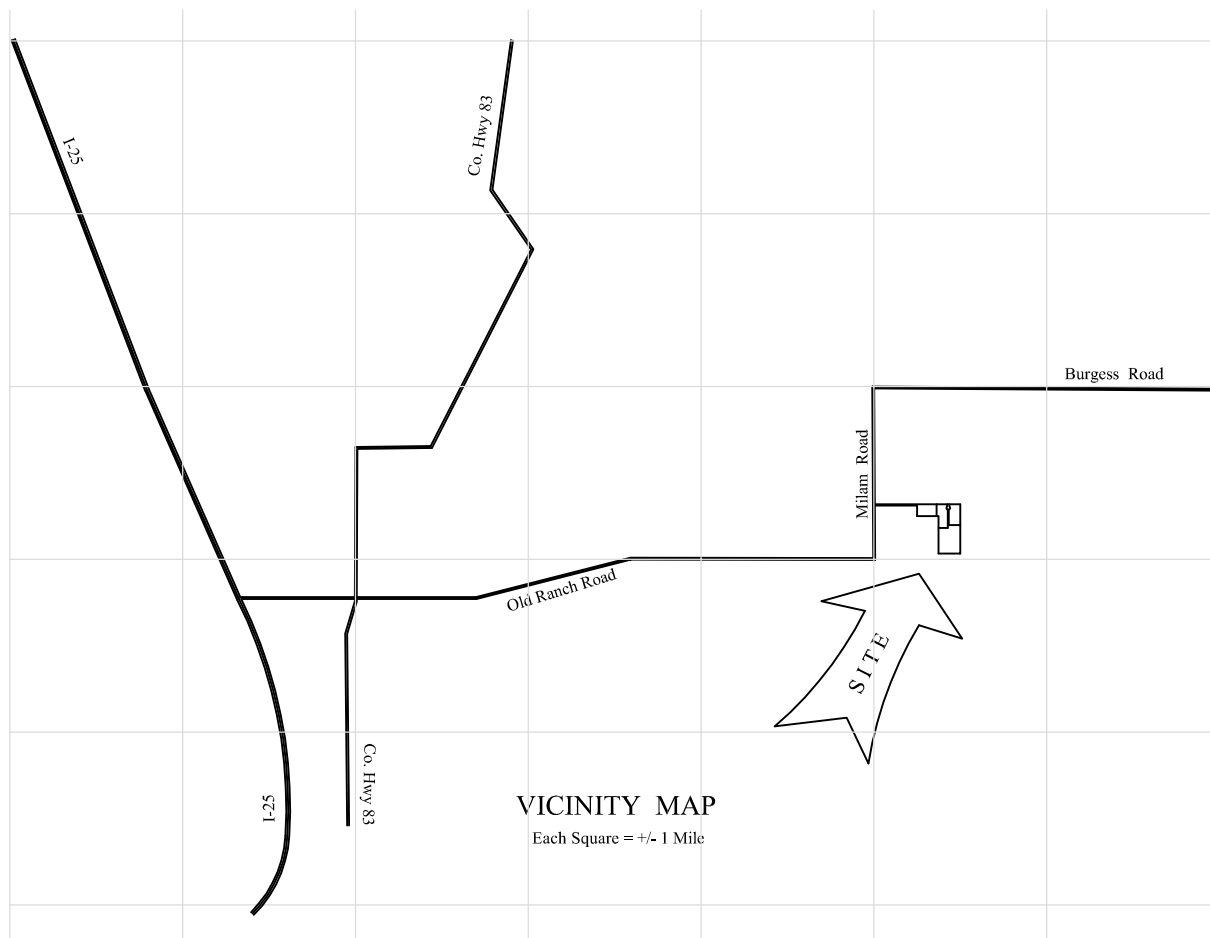
Paul and Amy Kinch



Jerome W.
HANNIGAN and ASSOCIATES, INC.
Land Planning • Land Surveying • Land Development Consulting

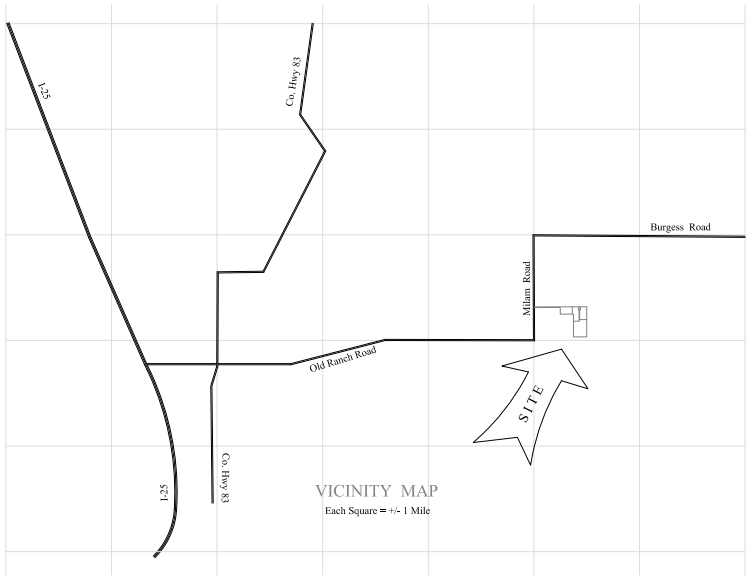
KINCH MINOR SUBDIVISION

A Four Lot Minor Subdivision Located in Section 24,
Township 12 South, Range 66 West of the 6th Principal Meridian,
El Paso County, Colorado.



KINCH MINOR SUBDIVISION

A Four Lot Minor Subdivision Located in Section 24, Township 12 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado.



GEOLOGIC HAZARDS NOTE:

The following lots have been found to be impacted by geologic hazards. Migration measures and a map of the hazard area can be found in the report "Soil, Geology, Geologic Hazard and Wastewater Study, Kinch Minor Subdivision, Milan Road, El Paso County, Colorado" by Entech Engineering Inc. dated Xxxxx xx, 2021 in PCP File No. SP-21-00X, available at the El Paso County Planning and Community Development Department.

Artificial Fill: (qf)
Expansive & Collapsible Soils: Not Mapped. Any lot may be impacted.
Seasonal Shallow Groundwater: (sw) Not Mapped. Could occur in drainages.
Potentially Seasonal Shallow Groundwater: (psw)
Areas of Erosion & Gullying: (er)
Areas of Pooled Water: (w)
In areas of high groundwater, all foundations shall incorporate an underground drainage system.

NOTES:

- 1.) Interior Lot lines are subject to a 10' utility and drainage easement. Exterior Subdivision boundaries are subject to a 20' utility and drainage easement. Maintenance of those easements is hereby vested with the individual property owners.
- 2.) All property within this subdivision is subject to a Declaration of Covenants as recorded under Reception Number _____ of the El Paso County records.
- 3.) The following reports have been submitted in association with the Final Plat and are on file at El Paso County Planning and Community Development: Fire Protection Report, Final Drainage Report, Soil, Geology, Geologic Hazard and Wastewater Study, Traffic Impact Study, Natural Features Report and the Findings, Conclusions, Judgment and Decree in Water Court Consolidated Case Numbers 15 CW xxxxx and 15 CW xxxx.
- 4.) All property owners are responsible for maintaining proper storm water drainage in and through their property. Public Drainage Easements as specifically noted hereon 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.
- 5.) The addresses exhibited (thru) (xxxx) on this plat are for informational purposes only. They are not a legal description and are subject to change.
- 6.) No driveway shall be established unless an access permit has been granted by El Paso County.
- 7.) Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 8.) At the time of approval of this plat, this property is located within the Black Forest Fire Protection District which has adopted a code having residential fire sprinkler requirements for covered structures over 6000 square feet in area, and other fire mitigation requirements depending on the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.
- 9.) The subdividers agree on behalf of him/herself and any development or builder successors and assigns shall be required to pay traffic impact fees in accordance with the countywide transportation improvement fee resolution (Resolution 19-4771), as amended, at or prior to building permit submittals. The fee obligation, if not paid at final plat recordation, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

- 10.) The road impact fee is based on the established rate at the time of building permit application and will be paid by the applicant at that time. No PID is requested.
- 11.) This property does not lie in the 100 year floodplain per FIRM XX dated XXX, XXX, XXXX.
- 12.) Zoning is RR-5.
- 13.) Lot 1 shall not have direct access to Milan Road, rather it shall access from Sierra Ridge Trail.
- 14.) Lots 2,3 and 4 access from Kinch Court.
- 14.) 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).
- 15.) No Lot, or interest therein, shall be sold, conveyed or transferred, whether by deed or 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 Improvement Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the El Paso County Board of County Commissioners or, if permitted by the Subdivision Improvement 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 Improvement 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 County 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.) Lot X and Lot Y of this property are subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception Number _____ of the records of El Paso County. The Albert Ranch HOA is responsible for maintenance of the subject drainage facilities.
- 17.) Individual Lot purchasers are responsible for constructing driveways, including necessary drainage easements per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some driveways will need to be specifically approved by the Fire Protection District.
- 18.) Reserved.
- 19.) Sewage Treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases, the Department may require an engineer-designed system prior to permit approval. These systems may cost more to design, install and maintain.
- 20.) Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer, who, by law, has the authority to set conditions for the issuance of permits. Water in the Denver Basin Aquifers is allocated based on a 100 year aquifer life, however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300 year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or the 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
- 21.) Any object within a sight distance easement more than 30 inches above the edge of the adjacent roadway shall constitute a sight obstruction and shall be removed or lowered.

PROPERTY DESCRIPTION:

The East half of the Southeast quarter of the Southwest quarter, except the South 180 feet thereof; The South Half of the South half of the Northeast quarter of the Southwest quarter; and the South 53 feet of the North Half of the South half of the North Half of the Southwest quarter of Section 24, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado.
Containing xxx.xx acres, more or less.

DEDICATION CERTIFICATE:

Know All Men by These Presents: That Paul A. Kinch and Amy L. Kinch, being all of the owners of the above described property, have caused said property to be surveyed, subdivided and platted as shown hereon under the name and style of "Kinch Minor Subdivision" and by these presents do hereby dedicate all roads to El Paso County for public right of way purposes and public easements for the purposes stated hereon. The 20 foot Drainage easement on Lot X and Y; the 30 foot Drainage Access Easement on lot X and X, and the varying width Drainage easements on Lots X and X are hereby dedicated to the Homeowners Association for drainage swale and Detention Pond construction, use, maintenance and access.

Paul A. Kinch, Owner Amy L. Kinch, Owner

NOTARY CERTIFICATE:

State of Colorado
County of El Paso } SS

The Dedication hereon was acknowledged before me on this _____ day of _____, 2021, by Paul A. Kinch and Amy L. Kinch.

Witness My Hand and Official Seal:

Notary: _____ Date: _____

My Commission Expires: _____

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT:

This plat for Kinch Minor Subdivision was approved for filing by the El Paso County, Colorado, Planning and Community Development Director on the _____ day of _____, 2021.

Director, Planning and Community Development _____ Date _____

SURVEYOR'S CERTIFICATE:

I, Jerome W. Hannigan, a duly licensed 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 Jan. 29, 2002, 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 to the best of my knowledge, all applicable provisions of the El Paso County Land Development Code.

Jerome W. Hannigan
Colorado PLS No. 25629

CLERK AND RECORDER'S CERTIFICATE:

State of Colorado
County of El Paso } SS

I hereby certify that this instrument was filed for record in my office at o'clock _____ m. this _____ day of _____, 2021 and was duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman
County Clerk & Recorder

Park Fees: _____
School Fees: _____
Road & Bridge Fees: _____
Drainage Fees: _____

PCD Project No. _____

All Lot Corners are set Pin & Cap PLS 25629 UNO
Pikes Peak Regional Building Enumerations approval provided by email dated _____ and recorded in the El Paso County Clerk and Recorder records at Reception Number _____

REVISIONS	JW	Jerome W. HANNIGAN - ASSOCIATES, INC. LAND SURVEYING • LAND PLANNING LAND DEVELOPMENT CONSULTING 19500 SPRING VALLEY ROAD MONUMENT, COLORADO 81023-9613 719-481-8292 • FAX: 719-481-9071	TITLE KINCH MINOR SUBDIVISION Section 24, T 12 S, R 66 W, 6th P.M., El Paso County, Colorado.
SCALE 1"=100'	DATE 03-02-21	DRAWN BY jwh	CLIENT Paul and Amy Kinch
SHEET 1 OF 2			JOB NUMBER 20-007

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – The Glen at Widefield Filing No. 11

Agenda Date: April 13, 2022

Agenda Item Number: #7 - A

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

The Glen at Widefield East is a 292.29-acre subdivision located in the Widefield area near Mesa Ridge Parkway and Marksheffel Road. The developer, The Glen Development Company, is in the process of completing the requirements of a Final Plat subdivision application for The Glen at Widefield Filing No. 11. The Final Plat totals 45 acres and consist of 103 single family residential lots on 7.41 acres and 11.86 acres of open space (26%).

The Glen Development Company provided a Trail Plan outlining development of approximately 3.5 miles of trail, picnic pavilion, picnic table, benches, trash receptacles and signage to be installed within several large open space tracts within the Glen at Widefield East property, which includes Filings No. 7 through 12. For each filing, a corresponding Park Lands Agreement is proposed to help fund this urban park development. To date a Park Lands Agreement has been completed for Filings No. 7, 8, 9, and 10.

Consistent with the overarching Trails Plan for The Glen at Widefield East, The Glen Development Company has indicated their intent to construct urban park amenities associated with The Glen at Widefield Filing No. 11 Final Plat. Pursuant to the requirements of the El Paso County Land Development Code, the El Paso County Community Services Department estimates the Urban Park Fees to be \$30,385.

The County desires to grant the Glen Development Company \$30,385 in Urban Park credits, provided that urban park improvements are installed of an equal or greater value, which will provide urban recreation opportunities for residents living in Filing No. 11 and the public.

The Glen Development Company shall satisfy its urban park development requirements and obligations for The Glen at Widefield Filing No. 11 by installing 3,000 linear feet of trail, specifically identified as Trail C Southern Half in the Trails Plan, within open space Tract D in The Glen at Widefield Filing No. 11, in lieu of paying \$30,385 in Urban Park Fees at the time of recording the final plat.

The Glen Development Company will provide plans, specifications, and a construction cost estimate for the park improvements to the County for review and approval prior to recording the final plat for The Glen at Widefield Filing No. 11. The park improvements must be completed

within two years of the execution of this agreement or the urban park fees will be immediately due to the County.

Recommended Motion:

Move to endorse the approval of the Park Lands Agreement with Glen Development Company for The Glen at Widefield Filing No. 11.

PARK LANDS AGREEMENT
Glen at Widefield Filing No. 11

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this _____ day of _____, 2022, by and between Glen Development Company ("Property Owner"), Glen Metropolitan District No. 3 ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the owner of a parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 292 acres and commonly known and described as the Glen at Widefield East (the "Property").

B. The Board of County Commissioners approved a Preliminary Plan application on June 28, 2016 for the Property that includes six filings for development of 578 single-family lots.

C. Property Owner is in the process of completing a Final Plat application for a portion of the Property to be platted as The Glen at Widefield Filing No. 11 for development of 103 single-family lots.

D. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Development Services Department estimates the 2019 Urban Park Fees for The Glen at Widefield Filing No. 11 to be \$30,385.

E. Property Owner and the District provided a Trail Plan outlining the development of approximately 3.5 miles of trail, a picnic pavilion and picnic table, benches, trash receptacles and signage to be installed within The Glen at Widefield East Property, which will provide urban recreation opportunities for residents living within The Glen at Widefield East and the public.

F. The County desires to grant the Property Owner \$30,385 in Urban Park Credits, provided that the Property Owner and the District installs improvements of an equal or greater value to certain parcels within the Glen at Widefield East identified as Tract D within Glen at Widefield Filing No. 11, which will provide urban recreation opportunities for residents living in The Glen at Widefield East and the public.

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

1. Trail C Development and Obligations. Property Owner and the District shall satisfy its urban park development requirements and obligations for The Glen at Widefield Filing No. 11 by installing 3,000 linear feet of trail, specifically identified as Trail C Southern Northern Half in the Trail Plan attached hereto and incorporated herein by this reference within open space Tract D of the Glen at Widefield Filing No. 11 in lieu of paying \$30,385 in Urban Park Fees at the time of recording the final plat. By execution and recordation

of this Agreement, The Glen at Widefield East Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for The Glen at Widefield Filing No. 11, the Property Owner and the District shall install or cause to be installed the Improvements within the designated tract as described in this Agreement.
 - b. The value of the Improvements installed shall be equal to or greater than \$30,385.
 - c. The Property Owner and the District will provide plans, specifications, and a construction cost estimate for the Improvements to the County for review and approval prior to the recording of the final plat for The Glen at Widefield Filing No. 11.
 - d. The Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$30,385 will be immediately paid to the County. If the above-mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within The Glen at Widefield East until the Improvements have been completed or fees have been paid.
 - e. The Improvements shall remain open for public use in perpetuity, consistent with the zoning of the property identified in the approved The Glen at Widefield East Preliminary Plan and The Glen at Widefield Filing No. 11.
2. Maintenance. Unless otherwise mutually agreed by the Property Owner, District and the County, the Improvement will be maintained in perpetuity either by the Property Owner or The Glen Metropolitan District No. 3 for the benefit of the public.
3. Installation. The Property Owner and the District, at no cost to the County, shall be responsible to install or cause to be installed all Improvements pursuant to this Agreement. Any and all Improvements are subject to review and acceptance by the County. All Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.
4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

**BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO**

By: _____

Stan VanderWerf, President

ATTEST:

Chuck Broerman
Clerk & Recorder

APPROVED AS TO FORM:



Steven Klaffky (Mar 16, 2022 09:09 MDT)

County Attorney's Office

Glen Development Company

By: _____

Title: Assistant Vice President

Glen Metropolitan District No. 3

By: _____

Title: Vice President

March 4th 2022

To Whom It May Concern,

I am writing the following letter in order to describe our intent to continue construction of the planned trail system through the open space surrounding our project.

We are now preparing our fifth filing in the Glen at Widefield East subdivision known as Filing No. 11 This filing is a continuation of our development of the Glen at Widefield East. This filing will contain 103 residential lots. In conjunction with this filing, we intend to construct the southern portion of Trail "C" from the southern terminus to the intersection with Poa Annua as shown on the attached exhibit. In exchange for our construction of the trails we would like to enter into a Parklands Agreement with El Paso County in an effort to use our park fees for this large project. As shown in the attached Exhibit B the estimated cost for the improvements associated with Filing No. 11 are \$42,205 and the park fees associated with Filing 11 are \$30,385, based on fees as of todays date.

As previously mentioned this is a continuation of our overall trail master plan for the area. Although we are behind our original schedule, all the infrastructure for our first four filings (7, 8, 9, & 10) has been constructed.

With the trails associated with these filings complete, we have now completed trails "A", "B", "E", as well as the portion of trail "C" between trail "A" and trail "D" as shown on the attached Exhibit.

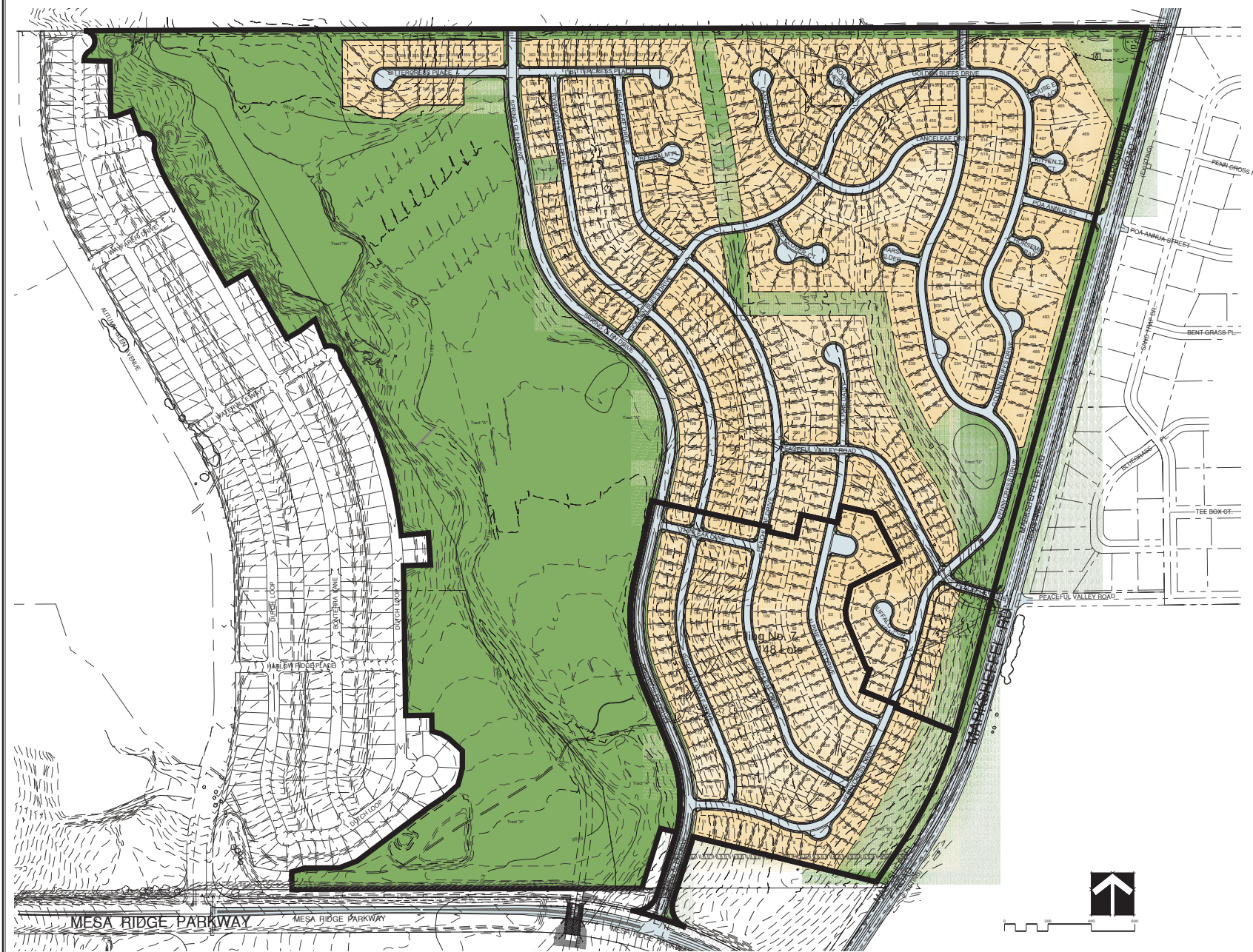
I hope this shows a clear picture of our intent for the area, however, if you have any further questions or need any more information please do not hesitate to contact me.

Thank You,

A handwritten signature in black ink, appearing to read 'J. Ryan Watson', with a stylized, overlapping loop at the end.

J. Ryan Watson

Glen Development



The Glen at Widefield East Exhibit

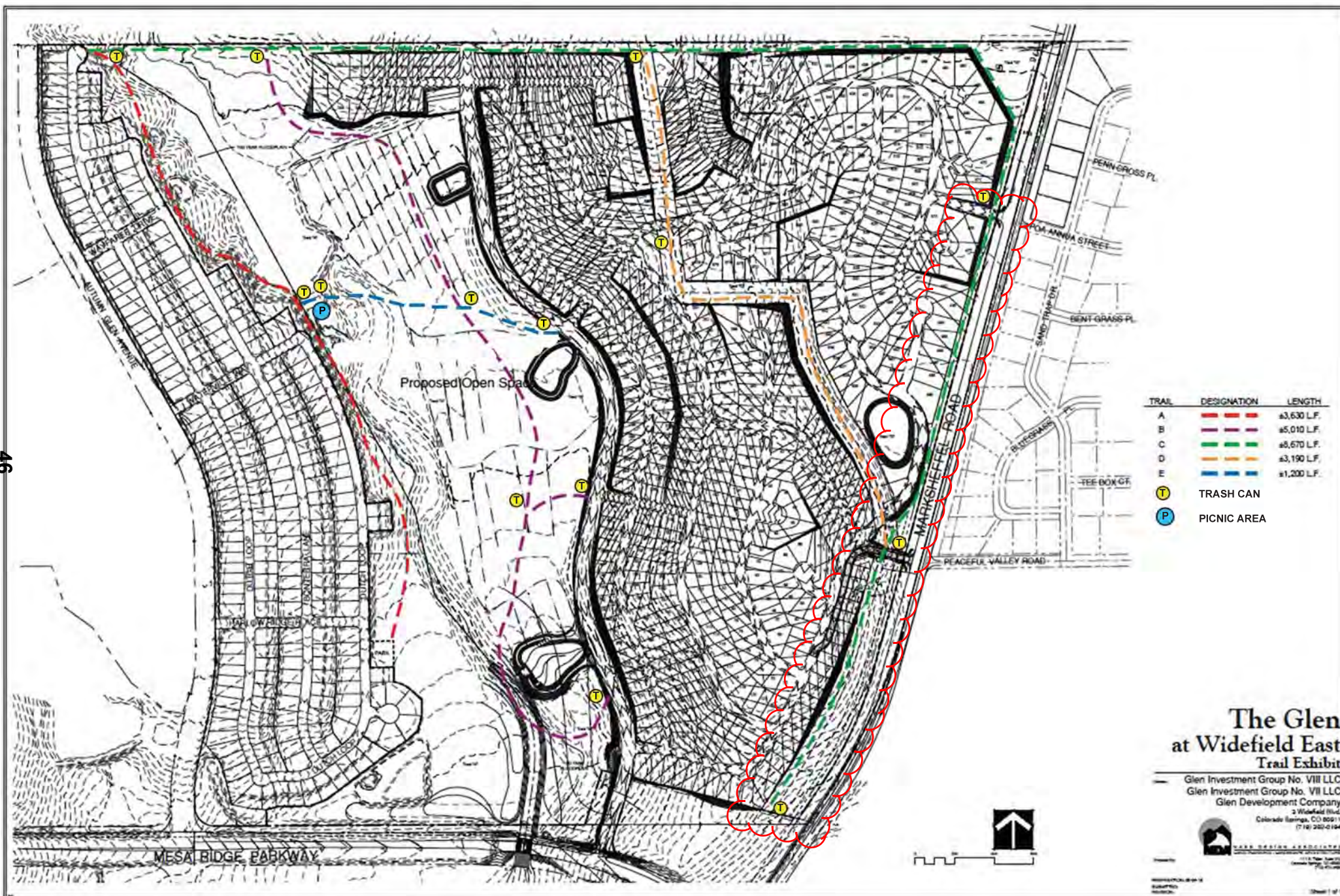
Owner: Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 392-0194



Prepared By: NASS DESIGN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
111 S. Tejon, Suite 312
Colorado Springs, Colorado 80903
(719) 475-2495

PREPARATION: 05-16-16
SUBMITTED:
REVISION:

Sheet 1 of 1



Glen 11
103 Lots

* Updated to reflect construction of approx 3000' of Trail "C" from southern terminus to Poa Annua intersection

Trail C				
Estimated Length	3000			
Estimated Width	6'			
Costs	Quantity	Unit	Price	Total
Trail Installation	3000	LF	\$11	\$33,000
Trash Receptacles	2	EA	\$600	\$1,200
Signage	1	EA	\$2,500	\$2,500
Contingency				\$5,505.00
Trail D Total				\$42,205

Glen 11 TOTAL	\$42,205
---------------	----------

El Paso County Parks

Agenda Item Summary Form

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

Agenda Date: April 13, 2022

Agenda Item Number: # 7 - B

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Lorson Ranch is a 1,412-acre mixed-use development located east of Fountain, near Marksheffel Road and Fontaine Boulevard. The developer, Lorson LLC, is in the process of completing the requirements of a Final Plat subdivision application for Skyline at Lorson Ranch Filing No. 1. The Final Plat totals 15.76 acres and consists of 85 single family residential lots on 7.82 acres and 3.75 acres of open space (23%).

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

Please find attached the proposed Park Lands Agreements for Skyline at Lorson Ranch Filing No. 1 that includes providing \$24,650 in urban park fee credits for the installation of urban park amenities within Tract F. Urban park amenities include installation of a playground.

County Parks is proposing to grant Lorson, LLC, credit for the urban park fees provided the Property Owner installs urban park amenities of an equal or greater value to serve the residents within Skyline at Lorson Ranch Filing No. 1. The Developer estimates the overall cost of the park to be approximately \$38,712.51. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulations, resolutions, and standards. The park will be maintained by the Developer or the Lorson Ranch Metropolitan District.

Recommended Motion:

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

PARK LANDS AGREEMENT

SKYLINE AT LORSON RANCH FILING NO. 1

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2022, by and between LORSON, LLC. ("Property Owner"), LORSON RANCH METROPOLITAN DISTRICT ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado, consisting of approximately 1,412 acres and commonly known and described as Lorson Ranch (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County in 2000.

B. Property Owner is in the process of completing the Final Plat application for a portion of the Property to be platted as Skyline at Lorson Ranch Filing No. 1 for development of 85 single-family residential lots, whose application is anticipated to go before the Planning Commission and the Board of County Commissioners in 2022.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for Skyline at Lorson Ranch Filing No. 1 to be \$24,650.

D. The County desires to grant the Property Owner \$24,650 in Urban Park Fee Credits, provided the Property Owner or District install urban park improvements of an equal or greater value to certain parcels identified as Tract F of Skyline at Lorson Ranch Filing No. 1, owned by the District, which will provide urban recreation opportunities for residents living in Filing No. 1.

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

1. Park Development and Obligations. Property Owner will satisfy its urban park development requirements and obligations for Skyline at Lorson Ranch Filing No. 1 through the installation of urban park amenities on Tract F of Skyline at Lorson Ranch Filing No. 1. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

a. From and after the date of recordation of the subdivision plat for Skyline at Lorson Ranch Filing No. 1, the Property Owner, through cooperation with the District, has installed or will cause to be installed certain urban park improvements within the designated tracts as

outlined in Exhibit A, attached hereto and incorporated herein.

- b. The value of the contribution of Property Owner towards the improvements installed is equal to or greater than \$24,650. The contribution toward improvements provided under this Agreement is in addition to any other Urban Park Fee Credits granted for the same improvements.
- c. The Property Owner, in coordination with District, will provide a site plan and a design and construction cost estimate for the urban park improvements, consistent with Exhibit A, to the County for review and approval prior to the recording of the Final Plat for Skyline at Lorson Ranch Filing 1.
- d. El Paso County Parks staff will conduct an inspection of the site(s) to finalize the conditions of this Parks Lands Agreement. The improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$24,650 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within Property Owner until such the improvements have been completed or fees have been paid.
- e. The park and trails will be governed by the Rules and Regulations of the District with the understanding that the park and trails will remain open for public use in perpetuity and the trails will allow pedestrian, bicycle, and equestrian use. The use will be consistent with the zoning of the property identified in the approved Lorson Ranch East PUD Development Plan.

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

Lorson, LLC.

By: _____

By:  - JEFF MARK

Chair

ATTEST:

Clerk & Recorder

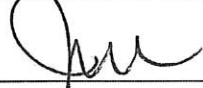
APPROVED AS TO FORM:



Steven Klaffky (Mar 30, 2022 08:47 MDT)

County Attorney's Office

LORSON RANCH METROPOLITAN DISTRICT



President

ATTEST:

Secretary



Skyline at Lorson Ranch

**PARK LANDS AGREEMENT
FOR
URBAN PARK AMENITIES**

***SUBMITTED TO
EL PASO COUNTY***

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

History of Lorson Ranch

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

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

In addition to the approximate 4,000 homes constructed, Lorson Ranch offers 169 acres of open space to include parks and trails. Total build out of Lorson Ranch will be approximately 4,500+ homes. Most of the residents are young with children. Within the past few years, Lorson Ranch has constructed two miles of regional and local walking trails, nearly two and one-half miles of bicycle trails and has added several miles of sidewalks that are utilized for walking and jogging. Two playgrounds were constructed in 2012 and 2014 in the northern part of the subdivision. A neighborhood park was constructed in the southern part of the subdivision in 2016. Another park was built in 2020 on the North East side of the neighborhood. This project will provide an additional park within Lorson Ranch.

Project Need

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

Project Goals

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

Proposed playground is age appropriate for all ages and is ADA accessible. It will feature park benches and age specific playground equipment.

Population to be Served

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

Maintenance Responsibility Commitment

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

Lorson Ranch Park Timeline

Start Date: August 1, 2022

August 7, 2022 Grading and Pour Curbing for the Playground

August 11, 2022 Install Playground Equipment

August 14, 2022 Install Park Benches and Trash Cans

Install Trails and Final Touches

Completion Date: August 17, 2022

These deadlines are all weather permitting

Attachments

- 1. Figure 1- Cost Estimate**
- 2. Figure 2- Proposed Site Plan, Equipment, Map**

Figure 1- Cost Estimate

**COST ESTIMATE
Skyline at Lorson Ranch**

PARK

Description		Quantity	Rate	Total Cost
Equipment		1	\$20,000.00	\$20,000.00
Install		1	\$5,000.00	\$5,000.00
Playground Chips (Certified)		1,500	\$2.11	\$3,165.00
Concrete Services Curb		1	\$4,000.00	\$4,000.00
Brown Steel Edging 14 Gauge		15	\$19.81	\$297.51
Bobcat Services		15	\$150.00	\$2,250.00
General Labor		50	\$50.00	\$2,500.00
Equipment Expense		1	\$1,500.00	\$1,500.00

Subtotal

\$38,712.51

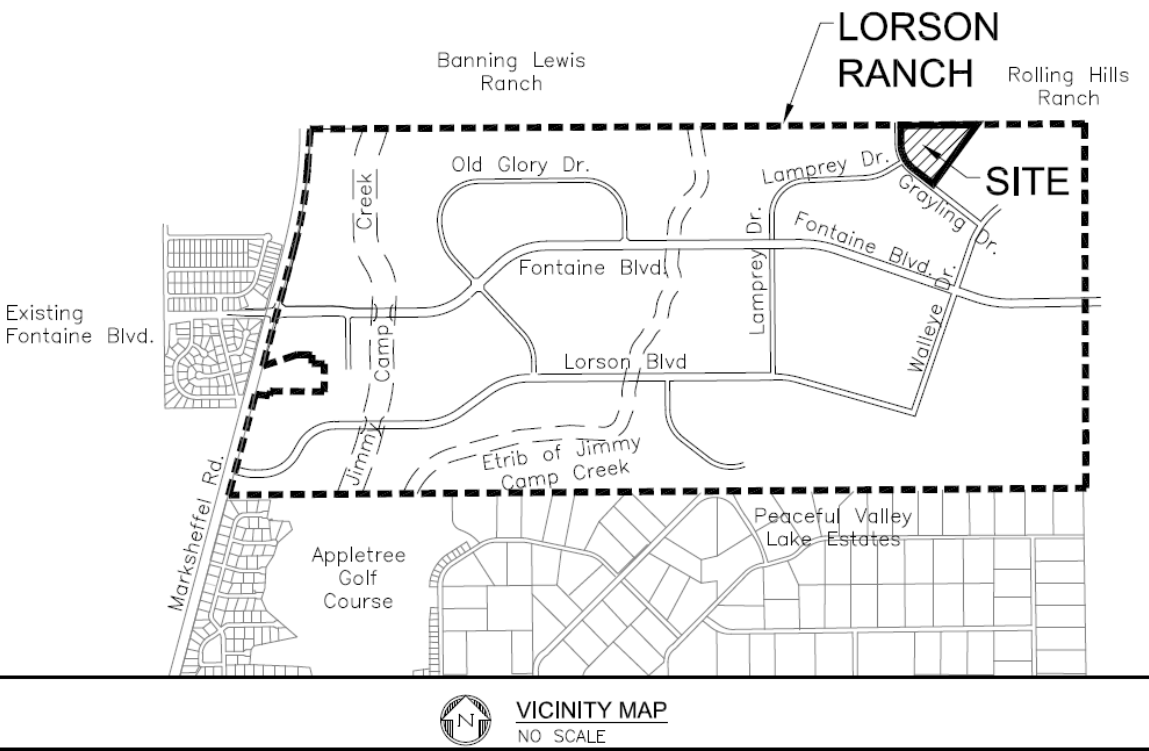
Total

\$38,712.51

SKYLINE AT LORSON RANCH FILING 1

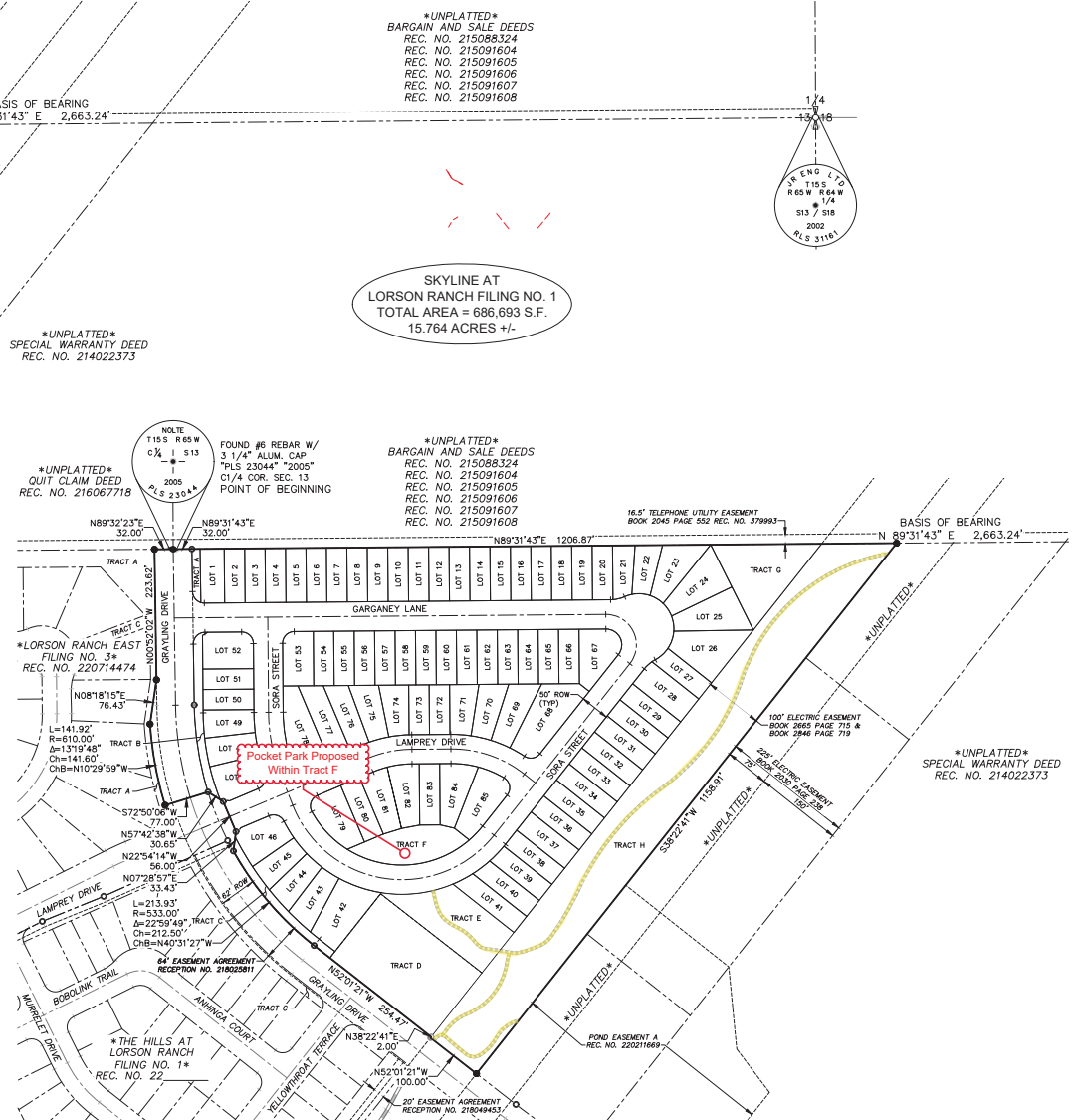
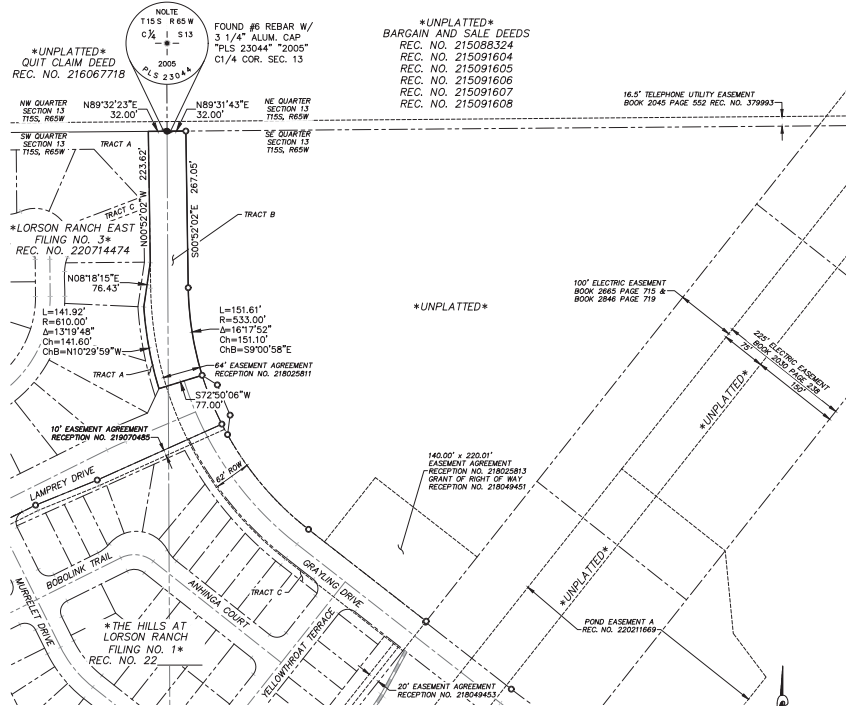
Final Plat SF-22-001

Vicinity Map:



SKYLINE AT LORSON RANCH FILING NO. 1

TRACT B, "LORSON RANCH EAST FILING NO. 3" AND A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO



FINAL PLAT
SKYLINE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-095
DATE PREPARED: 03/01/2021
DATE REVISED: 12/21/2021







212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

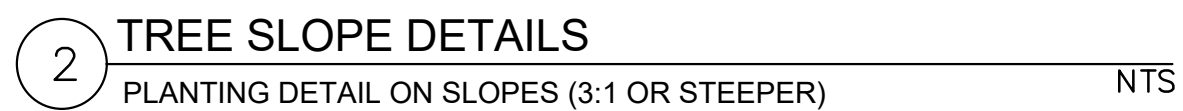
PCD FILE NUMBER _SF-21-XXXX

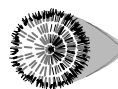






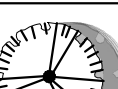


SHEET 3 OF 6

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LANDSCAPE LEGEND:

 FIRE HYDRANT, TYP; REF. CIVIL
 UTILITY EASEMENT, TYP; REF. CIVIL
 PROPERTY LIMIT LINE
 LANDSCAPE BUFFER / SETBACK LINE
 CONCRETE SIDEWALK; REF. CIVIL



<u>EVERGREEN TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>PLANTING SIZE</u>	<u>CONTAINER</u>	<u>MAT. W.</u>	<u>MAT. HT.</u>
	PH	36	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6" HT.	B&B	10' - 12'	20' - 25'
	PN	3	PINUS NIGRA AUSTRIAN BLACK PINE	6" HT.	B&B	25'-30'	30'-40'
	PI	11	PINUS PONDEROSA PONDEROSA PINE	6" HT.	B&B	30'-40'	50'-75'
<u>ORNAMENTAL TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>PLANTING SIZE</u>	<u>CONTAINER</u>	<u>MAT. W.</u>	<u>MAT. HT.</u>
	ML	6	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5" CAL.	B&B	12'-15'	12' - 15'
	MP	10	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5" CAL.	B&B	12'-15'	15'-25'
	MT	6	MALUS X 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	1.5" CAL.	B&B	12'-15'	20'-25'
	PC	16	PRUNUS CERASIFERA 'CRIMSON POINTE' 'CRIMSON POINTE' FLOWERING PLUM	1.5" CAL.	B&B	5'-6'	15'-20'
<u>SHADE TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>PLANTING SIZE</u>	<u>CONTAINER</u>	<u>MAT. W.</u>	<u>MAT. HT.</u>
	AS	2	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	30'-40'	40' - 50'
	KP	8	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B	20' - 30'	20'-30'
	QM	6	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	40'-50'	50'-60'



GRAPHIC SCALE

30' 0' 30'

(IN FEET)

1 inch = 30 ft.

PCD FILE NO.: PUDSP212



Skyline

220309-Skyline • 03.09.2022



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – Windermere Filing No. 1

Agenda Date: April 13, 2022

Agenda Item Number: #7 - C

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

Windermere is a 52-acre subdivision located on the northwest corner of North Carefree Circle and Marksheffel Road. The developer, Eagle Development Company, is in the process of completing the requirements of a Final Plat subdivision application for Windermere Filing No. 1. The Final Plat totals 52.07 acres and consists of 163 single family residential lots and 6 tracts. The site is zoned RS-5000 with a minimum lot size of 5,000 square feet.

The Eagle Development Company provided a plan outlining the development of a 1-acre pocket park within Tract C of Windermere Filing No.1. The pocket park will feature an ADA accessible playground, a pavilion, landscaping, and a trail that connects to the surrounding neighborhood.

Consistent with the plan for Windermere Filing No.1, The Eagle Development Company has indicated their intent to construct urban park amenities associated with The Glen at Widefield Filing No. 1 Final Plat. Pursuant to the requirements of the El Paso County Land Development Code, the El Paso County Community Services Department estimates the Urban Park Fees to be \$47,270.

The County desires to grant the Eagle Development Company \$47,270 in Urban Park credits, provided that urban park improvements are installed of an equal or greater value, which will provide urban recreation opportunities for residents living in Windermere Filing No. 1 and the public.

The Eagle Development Company shall satisfy its urban park development requirements and obligations for Winsome Filing No. 1 by constructing a 1-acre pocket park within open space Tract C in Windermere Filing No. 1, in lieu of paying \$47,270 in Urban Park Fees at the time of recording the final plat.

The Eagle Development Company will provide plans, specifications, and a construction cost estimate for the park improvements to the County for review and approval prior to recording the final plat for Windermere Filing No. 1. The park improvements must be completed within two years of the execution of this agreement or the urban park fees will be immediately due to the County.

Recommended Motion:

Move to endorse the approval of the Park Lands Agreement with Eagle Development Company for Windermere Filing No. 1.

PARK LANDS AGREEMENT
Windermere Filing No. 1

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ~~31st~~ day of ~~March~~ 2022, by and between Eagle Development Company ("Property Owner"), Windermere Metropolitan District ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the owner of a parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 52 acres and commonly known and described as Windermere Filing No.1 (the "Property").

B. The Board of County Commissioners approved a Preliminary Plan application on March 24, 2021 for the Property for development of 203 single-family lots.

C. Property Owner is in the process of completing a Final Plat application for a portion of the Property to be platted as Windermere Filing No. 1 for development of 163 single-family lots.

D. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Development Services Department estimates the 2021 Urban Park Fees for Windermere Filing No. 1 to be \$47,270.

E. Property Owner and the District provided a Park Plan outlining the development of a 1-acre park within Tract C of Windermere Filing No.1. The park will include an ADA accessible playground, benches, a pavilion, landscaping, and concrete walks and trails that connect to the neighborhood. The park will provide urban recreation opportunities for residents living within Windermere and the public.

F. The County desires to grant the Property Owner \$47,270 in Urban Park Credits, provided that the Property Owner and the District installs improvements of an equal or greater value to certain parcels within the park identified as Tract C within Windermere Filing No. 1, which will provide urban recreation opportunities for residents living in Windermere and the public.

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

1. Property Owner and the District shall satisfy its urban park development requirements and obligations for Windermere Filing No. 1 by developing an ADA accessible playground, benches, a pavilion, landscaping, and concrete walks and trails, as outlined in the Windermere Proposed Park Lands Agreement and Park Landscape Construction Documents associated with Tract C, Windermere Filing No. 1, of which is hereby incorporated herein by this reference, (the "Improvements") within open space Tract C of Windermere Filing No. 1 in lieu of paying \$47,270 in Urban Park Fees at the

time of recording the final plat. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement. Additionally, the Parties agree as follows:

- a. From and after the date of recordation of the subdivision plat for Windermere Filing No. 1, the Property Owner and the District shall install or cause to be installed the Improvements within the designated tract as described in this Agreement.
 - b. The value of the Improvements installed shall be equal to or greater than \$47,270.
 - c. The Property Owner and the District will provide plans, specifications, and a construction cost estimate for the Improvements to the County for review and approval prior to the recording of the final plat for Windermere Filing No. 1.
 - d. The Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$47,270 will be immediately paid to the County. If the above-mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within Windermere until the Improvements have been completed or fees have been paid.
 - e. The Improvements shall remain open for public use in perpetuity, consistent with the zoning of the property identified in the approved Windermere Preliminary Plan and Windermere Filing No. 1.
2. Maintenance. Unless otherwise mutually agreed by the Property Owner, District and the County, the Improvements will be maintained in perpetuity either by the Property Owner or the Windermere Metropolitan District for the benefit of the public.
3. Installation. The Property Owner and the District, at no cost to the County, shall be responsible to install or cause to be installed all Improvements pursuant to this Agreement. Any and all Improvements are subject to review and acceptance by the County. All Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.
4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

**BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO**


By: _____

Stan VanderWerf, Chair

ATTEST:

Chuck Broerman
Clerk & Recorder

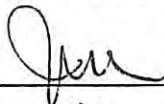
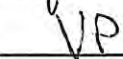
APPROVED AS TO FORM:




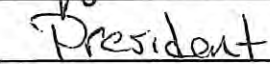
Steven Klaffky (Mar 31, 2022 13:28 MDT)

County Attorney's Office

Eagle Development Company

By:  _____
Title:  _____
VP

Windermere Metropolitan District

By:  _____
Title:  _____
President

Windermere

**PARK LANDS AGREEMENT
FOR
URBAN PARK AMENITIES**

***SUBMITTED TO
EL PASO COUNTY***

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

History of Windermere

Windermere represents the pride and quality of homeownership. This community is located in Colorado Springs at Marksheffel Road and North Carefree Circle.

In addition to the approximate 163 homes constructed, this project will provide a park for families.

Project Need

The Windermere Plan identified this site for potential future outdoor recreation facilities or amenities. Eagle Development Company (Property Owner) intends to construct a park in Tract C.

Project Goals

The goal of Eagle Development Company is to provide a park for the residents of the community.

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

Population to be Served

There are approximately 163 homes to be built within a 1/4-mile radius of the site. This park will welcome visitors from the Windermere development and El Paso County.

Maintenance Responsibility Commitment

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

Windermere Park Timeline

Start Date: May 1, 2022

May 7, 2022 Grading and Pour Curbing for the Playground

May 11, 2022 Install Playground Equipment

May 14, 2022 Install Park Benches and Trash Cans

Install Trails and Final Touches

Completion Date: May 17, 2020

These deadlines are all weather permitting

Attachments

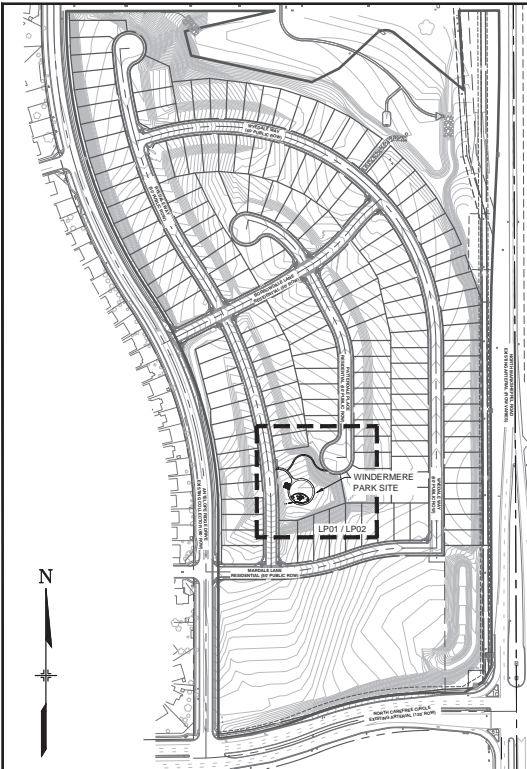
- 1. Figure 1- Cost Estimate**
- 2. Figure 2- Proposed Site Plan, Windermere Map and Equipment**

Figure 1- Cost Estimate

**COST ESTIMATE
Windermere**

PARK

Description	Quantity	Rate	Total Cost
Equipment EPS 7ADA-11	1	\$16,890.00	\$16,890.00
Benches	2	\$566.00	\$1,132.00
Pavilion	1	\$3,480.00	\$3,480.00
Playground Chips (Certified)	2,500	\$2.11	\$5,286.45
Breeze Path	1	\$5,083.33	\$5,083.33
Brown Steel Edging 14 Gauge	15	\$19.81	\$297.51
Bobcat Services	30	\$150.00	\$4,500.00
General Labor	100	\$50.00	\$5,000.00
Shipping	1	\$6,500.00	\$6,500.00
Delivery	4	\$125.00	\$500.00
Subtotal			\$48,669.29
Total			\$48,669.29



CONTEXT MAP

SITE DATA	
TAX SCHEDULE NO.	5329100004, 5329400016
PROJECT ADDRESS	TBD/ VACANT LAND
PROJECT LOCATION	NORTHWEST OF MARKSHEFFEL ROAD AND NORTH CAREFREE CIRCLE
ENTITLEMENT PLANS	WINDERMERE PRELIMINARY PLAN EL PASO COUNTY (SP-19-003)

WINDERMERE

COUNTY OF EL PASO, COLORADO

PARK LANDSCAPE CONSTRUCTION DOCUMENTS

LOCATED IN THE EAST HALF (E 1/2) SECTION 29, T13S, R65W
OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

GENERAL NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

IRRIGATION NOTES

- SOD AREAS AS ILLUSTRATED ON THE DRAWINGS SHALL BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND/OR POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN IRRIGATED SOD AREAS) SHALL BE DRIP IRRIGATED. PROVIDE 2 EMITTERS PER SHRUB, GRASS AND 4 EMITTERS PER TREE.
- AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR SHALL BE IN THE IRRIGATION SYSTEM DESIGN.
- SLEEVING TO BE SCHEDULE 40 PVC INSTALLED AT TWICE THE SIZE OF THE MAINLINE AND/OR LATERALS.
- IRRIGATION MAINLINE TO BE BURIED MINIMUM 24" DEPTH AND LATERALS TO BE BURIED MINIMUM 12" DEPTH.
- CONTRACTOR TO SUBMIT CUT SHEETS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

TREE AND SHRUB PLANTING NOTES

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

SOIL AMENDMENT NOTES

- PER USDA SOIL SURVEY, THE SITE CONSISTS OF SANDY LOAM.
- CONTRACTOR TO APPLY TO ALL AREAS 3 CY/ 1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
- CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER A SOILS ANALYSIS.

SODDING AND SEEDING NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT CONCLUDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED, AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDER AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDER AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
- STRAW CRIMPING: TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
- HYDRO-MULCHING (BASE BID): ORGANIC TACKIFIER SHALL BE USED. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDER AREAS WITHIN 24 HOURS OF SEEDING. APPLY MULCH/TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/ WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDER AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDER AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
- ALL BARE AREAS ARE TO BE RESEEDDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

SHEET INDEX

SHEET DESCRIPTION	SHEET NUMBER	SHEET TITLE
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PARK SITE DETAILS	3	DT02
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PARK LAYOUT PLAN	5	LP01
PARK LANDSCAPE PLAN	6	LP02

REFERENCE DRAWINGS					
No.	DATE	DESCRIPTION	BY		
		REVISIONS			
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CTB FILE: Matrix.ctb					
PLOT DATE: December 13, 2021 3:27:08 PM					
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE					

SHEET KEY N/A
SEE CONTEXT MAP



PREPARED BY:



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WINDERMERE

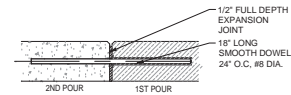
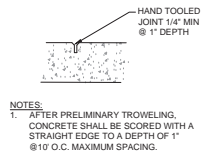
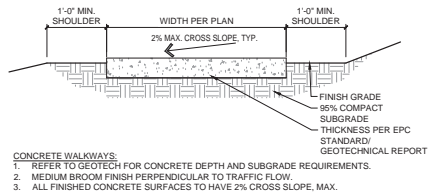
PARK LANDSCAPE CONSTRUCTION DOCUMENTS

COVER SHEET

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT NO. 21.1129.013	DRAWN BY: KMM CHECKED BY: KMM SCALE: HORIZ AS SHOWN DATE ISSUED: DECEMBER 13, 2021 SHEET: 1 OF 6	DRAWING NO.: CS01
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Know what's below.
Call before you dig.



1 CONCRETE WALK

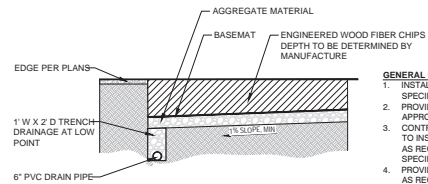
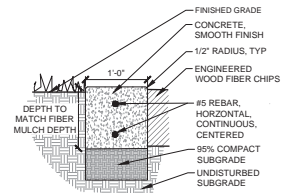
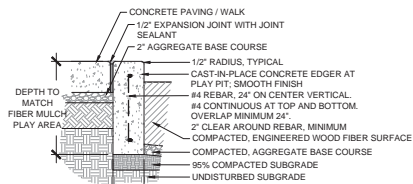
NTS MS-STD-PV-05

2 CONCRETE CONTROL JOINT

NTS MS-STD-PV-06

3 CONCRETE EXPANSION JOINT

NTS MS-STD-PV-07



COMPANY: FIBAR PLAYGROUND SURFACING
PRODUCT: ENGINEERED WOOD FIBER PLAYGROUND SURFACE MATERIAL
MODEL: FIBAR200, FIBAR DRAIN, FIBARRELT, OR APPROVED EQUAL
WEBSITE: WWW.FIBAR.COM
PHONE: 1-800-372-2721
ADDRESS: 80 Business Park Drive, Armonk, NY 10504

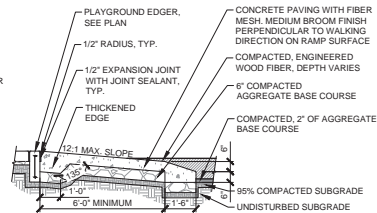
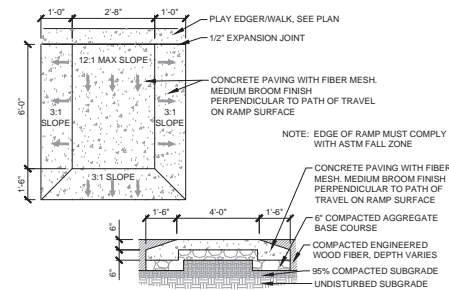
NOTE: ALL DEPTHS OF MATERIAL TO BE VERIFIED WITH PLAY EQUIPMENT MANUFACTURER FOR CRITICAL FALL HEIGHT

4 CONCRETE THICKENED EDGE

NTS MS-PR-WDMR-03

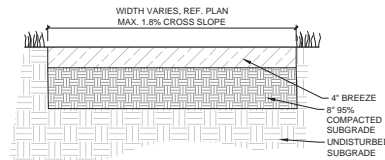
5 12" CONCRETE PLAY EDGE

NTS MS-PR-WDMR-06



6 ENGINEERED WOOD FIBER - FIBAR200

NTS MS-STD-PV-02




7 ADA PLAYGROUND RAMP

NTS MS-PR-WDMR-01

8 BREEZE PATH

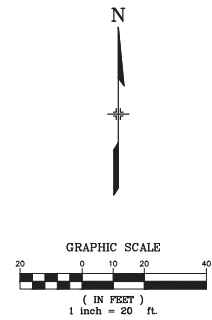
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					LANDSCAPE CONSTRUCTION DOCUMENTS
No. DATE DESCRIPTION REVISIONS BY					PARK SITE DETAILS
COMPUTER FILE MANAGEMENT					
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WINDERMERE				
PARK				
LANDSCAPE CONSTRUCTION DOCUMENTS				
LANDSCAPE DETAILS				
DESIGNED BY:	KMA	SCALE	DATE ISSUED:	DECEMBER 13, 2021
DRAWN BY:	KMA	HORIZ	N/A	
CHECKED BY:	JRA	VERT.	SHEET	4 OF 6
				DT03

[illegible]









1. REFER TO CITY FOR GRADING. BENCH TO BE PROVIDED ALONG SLOPE FOR BREEZE PATH. SLOPES SHALL NOT EXCEED 2:1 UNLESS REINFORCED WITH BENTONITE.
2. THE PARK CONCrete WALKS ARE TO MEET ADA COMPLIANCE. BREEZE PATHWAY MAY NOT BE TO ADA STANDARDS.
3. PLAYGROUND ARE TO BE SITUATED WITHIN 100 FEET OF GRAPHIC INTENT AND NOT ACTUAL PLAY EQUIPMENT OUTLINE. CONTRACTOR IS TO CONFIRM AREA REQUIRED FOR FALL ZONE OF FINAL SELECTION OF PLAY EQUIPMENT PROVIDED.
4. ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
5. PLAYGROUND SURFACE MATERIAL TO BE ENGINEERED WOOD CHIPS, DEPTH AND INSTALLATION PER MANUFACTURER'S SPECIFICATION. SEE DETAIL AND PARK LAYOUT FOR SPECIFICATIONS.
6. CONTRACTOR TO PROVIDE PROPER DRAINAGE OF PLAYGROUND AREA PER MANUFACTURER'S SPECIFICATIONS.
7. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ALL EQUIPMENT PRIOR TO INSTALLATION.

REFERENCE DRAWINGS						SHEET KEY		SEAL	WINDERMERE			
								<div>PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</div>	PARK LANDSCAPE CONSTRUCTION DOCUMENTS			
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LEGEND - PARK

	SOD DROUGHT TOLERANT FESCUE BLEND -	3,037 SF
	NATIVE SEED-LOW REF: SEED MIX SCHEDULE OR APPROVED EQUAL -	15,563 SF
	NATIVE SEED-TALL REF: SEED MIX SCHEDULE OR APPROVED EQUAL -	21,539 SF
	PLAYGROUND MULCH CERTIFIED ENGINEERED WOOD FIBER MULCH COLOR: ANY NATURAL SUPPLIER: FIBAR PLAYGROUND SURFACING OR APPROVED EQUAL -	1,194 SF
	BREEZE COLOR: GOLDEN SUNSET AT 4" DEPTH SUPPLIER: C&C SAND OR APPROVED EQUAL	525 SF
	2-4" RIVER ROCK SIZE: 2-4" AT 4" DEPTH COLOR: BLUE- GREY RIVER ROCK SUPPLIER: C&C SAND OR APPROVED EQUAL	443 SF



(IN FEET)
1 inch = 20 ft.

SHEET KEY

This map shows the project area highlighted in a shaded region within a larger regional context. The map includes a north arrow and a scale bar.


Matrix
Excellence by Design

PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
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IS SUBJECT TO CHANGE

PARK
LANDSCAPE CONSTRUCTION DOCUMENTS

PARK LANDSCAPE PLAN

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21-1129-013

DESIGNED BY: KMM	SCALE	DATE ISSUED: DECEMBER 13, 2021	DRAWING No. LP02
DRAWN BY: KMM	HORIZ. AS SHOWN	SHEET 6 OF 6	
CHECKED BY: JRA	VERT. AS SHOWN		

AMERICAN PARKS COMPANY

Building Better Parks for Children of all ages 1-800-381-4491

Two Step

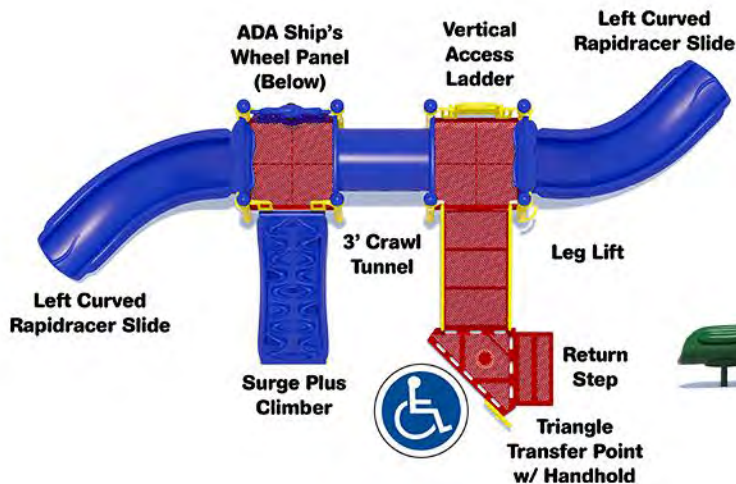
689-201908

-  Ages: 2-5 or 5-12
-  Use Zone: 35' x 25'
-  Child Capacity: 30
-  Fall Height: 4'0"
-  Activities: 7

ADA	Elevated	Accessible by Transfer	Ground	Type
	5	3	2	2



Scan the QR Code to visit the webpage



**El Paso County Parks
2022 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
County Fairgrounds Park Improvements	Dayna Buffington	High	
County Fair Vendor Handbook	Dayna Buffington	High	
County Fair Program Schedule	Dayna Buffington	High	
County Fair - "Fair Zone"	Dayna Buffington	High	
Trail Mobility Program	Theresa Odello	High	
Pollinator Garden Upgrades and Education	Mary Jo Lewis	Medium	
Geology Field Trip	Mary Jo Lewis	Low	
Visually Impaired Opportunities	Mary Jo Lewis	Low	
Box Turtle Exhibit at Fountain Creek Nature Center	Jessica Miller	Low	
Interpretive Signs FC Nature Center Trail	Jessica Miller	Low	
Prehistoric Seasonal Exhibit	Jessica Miller	Medium	
Transition to Electronic Forms	Jessica Miller	High	
Park Operations Division	Project Manager	Priority	Status
Update Park Maintenance Standards	Brian Bobeck	Medium	
County Park Master Plan Update	Brian Bobeck	High	Plan Development Phase
Homestead Ranch Regional Park Master Plan	Greg Stachon	Medium	Research Phase
County Park Signage and Site Furnishing Standards	Kyle Melvin	Low	
Capital Improvement Projects	Project Manager	Priority	Status
Bear Creek Regional Park Restroom Replacement	Jason Meyer	High	Construction
Kane Ranch Open Space	Greg Stachon	High	Completed
Santa Fe Open Space	Ross Williams	High	Completed
Fox Run Nature Center Design	Jason Meyer	Medium	
Fox Run Regional Park Playground (Pine Meadows)	Greg Stachon	High	Pre-Construction
Fox Run Regional Park Restroom (Oak Meadows)	Greg Stachon	High	Bid Phase
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	Design
Black Forest Regional Park Improvements	Brian Bobeck	High	Design
Homestead Ranch Regional Park Improvements	Greg Stachon	Medium	
Fountain Creek Regional Park Parking & ADA Improvements	Jason Meyer	Medium	
County Fairgrounds Barn Replacement	Brian Bobeck	Medium	Contract Award
Widefield Park / Crews Gulch Trail Improvements	Ross Williams	Medium	Grant Request Process
Community Outreach	Project Manager	Priority	Status
Northern Nature Center Capital Campaign	Theresa Odello	High	
Trail Ambassador Program	Dana Nordstrom	Medium	

Community Services Department
Parks / Recreation & Cultural Services Divisions
March 2022 Monthly Report

<u>Facility Revenue Totals To Date</u>		<u>2022</u>				<u>2021</u>	<u>2020</u>	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 53,792	\$ 126,208		\$ 42,547	\$ 59,329	
County Fair / Fairgrounds		\$ 301,000	\$ 106,567	\$ 194,433		\$ 46,961	\$ 64,230	
Total		\$ 481,000	\$ 160,359	\$ 320,641		\$ 89,508	\$ 123,559	
<u>Fundraising Revenue</u>		<u>2022</u>	<u>2022</u>			<u>2021</u>	<u>2020</u>	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 35,500	\$ 39,500		\$ 45,500	\$ 15,000	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 50,000	\$ (5,000)		\$ 28,750	\$ 10,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 19,165	\$ (9,165)		\$ 13,419	\$ 4,427	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 3,135	\$ 21,865		\$ 4,100	\$ 6,950	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 15,000	\$ 40,000	
Total		\$ 195,000	\$ 147,800	\$ 47,200		\$ 106,769	\$ 76,377	
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>						
<u>Parks Division Reservations</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>	
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>	
January	3	510	N/A	3	22	4	41	
February	5	446	N/A	5	233	12	879	
March	29	702	N/A	4	31	6	44	
April								
May								
June								
July								
August								
September								
October								
November								
December								
Total	37	1658	N/A	12	286	22	964	

<u>Parks Facility Reservations</u>		2022	2022	2021	2021	2020	2020	
<u>March</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes								
Athletic Fields								
Pavilions		1	50					
Trails								
Vendor								
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room		2	25	1	10			
<u>Black Forest Regional Park</u>								
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts								
<u>Falcon Regional Park</u>								
Baseball Fields		22	610					
<u>Fountain Creek Regional Park</u>								
Athletic Fields								
Pavilions								
Trails								
Disc Golf Course								
Vendor								
<u>Fox Run Regional Park</u>								
Athletic Fields								
Gazebo						1	8	
Warming Hut								
Pavilions								
Vendor								
Trails								
<u>Homestead Ranch Regional Park</u>								
Pavilions								
Athletic Fields								
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail								
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>		4	17	3	21	5	36	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		29	702	4	31	6	44	

<u>Fairgrounds Facility Reservations</u>		2022	2022	2022	2021	2021	2020	2020
<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		7	150	N/A	0	0	9	478
February		19	726	N/A	6	178	12	271
March		13	471	N/A	8	459	3	170
April								
May								
June								
July								
August								
September								
October								
November								
December								
Total		39	1,347		14	637	24	919
<u>Fairgrounds Facility Reservations</u>		2022	2022	2021	2021			
<u>March</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	30	0	0			
Wedding		1	80	0	0			
4H Meeting		1	20	0	0			
Fair Advisory Board		1	20	1	23			
Livestock Sale Committee		1	15	1	15			
Fair Corp		1	6	0	0			
				1	26			
				1	15			
				1	15			
<u>Grand Stands Building</u>								
<u>Track</u>								
<u>Barns</u>								
<u>Livestock Arena</u>								
Market Steer Show		1	60	1	50			
Arena Success Beef Show		1	100	1	15			
Sheep Dog Trials		1	50					
<u>Grounds -</u>								
<u>Whittemore - Fairgrounds</u>								
Calhan Posse Mtg		1	20	1	300			
Jr Livestock Sale Committee		1	20					
United Methodist Rummage Sale		2	50					
<u>Arena</u>								
Month Total Fair Facility Reservations		13	471	8	459			

<u>Vandalism Report</u>								
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>				
Vehicle damaged turf of Pine Meadows field	1/3/2022	Fox Run Regional Parks	North District	\$100				
Vehicle damaged turf of Oak Meadows field	1/3/2022	Fox Run Regional Parks	North District	\$100				
Discharged fire extinguisher, broken curtain rod	1/4/2022	Warming Hut - Fox Run	North District	\$300				
Vehicle drove through fence	1/24/2022	Baptist Trailhead	North District	\$100				
Vehicle damaged turf of Pine Meadows field	1/24/2022	Fox Run Regional Parks	North District	\$100				
Restroom broken into, toilet filled with trash / debris	1/24/2022	Baptist Trailhead	North District	\$50				
Illegal dumping (construction materials, car parts)	2/22/2022	Black Forest Regional Park	North District	\$50				
Graffiti damaged new tunnel mural, playground walls	2/14, 3/29	Widefield Community Park	South District	\$2,500				
Break-in at vacant house	3/3/2022	Pineries Open Space	North District	\$0				
			Total	\$3,300				
<u>Volunteerism</u>		2022		2021		2020		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		180	609	106	372	193	824	
February		60	327	100	468	234	1114	
March		118	682	159	713	110	552	
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals		358	1,618	365	1,553	537	2490	
		2022						
<u>March</u>		<u>Volunteers</u>	<u>Total Hours</u>					
Park Advisory Board		6	24					
Fair Advisory Board		18	36					
Fairgrounds Corporation		5	10					
Fair and Events Center		10	40					
Friends of the Nature Centers		37	404					
Adopt-A-Park / Trail / Volunteer Projects		42	168					
Total		118	682					

Programming		2022	2022	2022	2021	2021	2020	2020
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		29	452	5.00	25	218	45	755
February		37	952	4.99	27	230	35	550
March		48	986	4.96	50	753	17	361
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	800 / 21,000	114	2390	4.98	102	1201	97	1666
		2022	2022	2022				
March	Facility	Programs	Attendance	Evaluation				
Discover Bear Creek	BCNC	1	9					
Habitat	BCNC	1	15	5.00				
Winter Adaptations	BCNC	8	91					
Foothills Field Experience	BCNC	2	25	5.00				
Comp Enterprises	BCNC	1	9					
Forest Bathing Walk	BCNC	2	10					
Bear Den Rental: Private orest Bathing Group	BCNC	1	11					
Volunteer Training: Discover Bear Creek	BCNC	1	3					
Sustainability Series: Organic Vegetable Gardening for Success	BCNC	1	43					
Birthday Party: All About Animals	BCNC	2	37	5.00				
Volunteer Training: Foothills Habitats	BCNC	1	4					
Nature Explorers: Green is Great	BCNC	3	54	5.00				
Little Wonders: Snouts & Sniffers	BCNC	2	40	5.00				
Kids' Night Out: Full Moon Celebration	BCNC	1	23					
Active Adults: Colorado Springs Women's History Walk	BCNC	1	11					
Nature Camp: ColoradoLand	BCNC	5	100	4.96				
Walk the Wetlands	FCNC	1	13	4.86				
Nature Adventures: Duck, Duck, Goose	FCNC	2	61	5.00				
Building for the Birds	FCNC	1	29	4.60				
Birthday Party: Walk the Wetlands	FCNC	1	24	5.00				
2's & 3's Outdoors: Playful Prairie Dogs	FCNC	2	57	5.00				
Active Adults: Full Worm Moon Lecture & Hike	FCNC	1	11	4.90				
Program Room Rental	FCNC	1	15	5.00				
Homeschool Fridays: Walk the Wetlands	FCNC	2	48	5.00				
That's Gross!	FCNC	1	31	5.00				
Adult Care Group Visit	FCNC	1	6					
Mountain Trails Hiking Group Visit	FCNC	1	21					
Boots in the Park	FEC	1	185					
TOTALS		48	986	4.96				

Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	555	560	0	0				
February	626	529	0	0				
March	1201	1037	0	0				
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	2382	2126	0	0				

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

March 2022

General Updates:

1. Facility rentals have generated \$53,792 which is 30% of our \$180,000 annual revenue goal.

Special Events:

Staff is busy processing special event permits:

1. To date, thirty-four individual special events ranging from fundraising events, running and cycling events to large church picnics, equestrian Poker Run and disc golf tournaments have been scheduled. Eleven sports leagues have also applied for Spring and Summer permits as well.
2. Twenty-five commercial photography permits have been scheduled so far.
3. Staff is getting ready for the start of the reservation season on April 1. For a better customer service experience, each pavilion that is rented for exclusive use / paid rental will now have the name of the renter displayed on a customized name plate. Staff will change out the name plates daily as needed. This is an extra step of labor for the park maintenance staff but it will add to a welcoming park experience.

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

COMMUNITY OUTREACH

Monthly Report – March 2022

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

CSU Extension will be facilitating the Duckwood Community Garden in Fountain Creek Regional Park. Trails and Open Space Coalition will be partnering with County Parks to kick off a Trails Ambassador Program for Paint Mines Interpretive Park and Pineries Open Space this summer. Please join us for the Great American Cleanup, Saturday, April 30. County Parks has nine locations to choose from, to register go to:
<https://www.fountain-crk.org/event-sites/>

Partners in the Park Program

Please join us in welcoming a **NEW** Partner, Martin Marietta for Santa Fe Open Space. We are currently seeking partners for Homestead Regional Park, Black Forest Regional Park, Rainbow Falls, Fountain Creek Regional Park, and Widefield Community Park. Please forward any suggestions to DanaNordstrom@elpasoco.com

El Paso County Fair

We have surpassed our financial goal and sponsors have committed \$94,500 towards the County Fair this year. Please contact DaynaBuffington@elpasoco.com for any sponsorship and program questions. Mark your calendars, “**Adventure Begins Here**”, **July 16-23**.



COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division
Monthly Report – March 2022

Submitted by Theresa Odello, Recreation & Cultural Services Manager

Grants & Other:

1. The **Broadmoor Garden Club** awarded a **\$1,000 grant** to Bear Creek Nature Center to update and augment the pollinator gardens. This will continue to improve upon the pollinator gardens, which received a major upgrade in 2020, in large part due to another grant from the Broadmoor Garden Club. These most recent grant funds will enable us to add signage to educate visitors about the importance of “planting for the pollinators.” These grant funds go a long way in helping the nature center improve upon our exhibits and facilities.
2. Bear Creek Nature Center welcomes a new **Interpretive Program Coordinator, Kylee Meyer**. Kylee earned her B.S. in Recreation Management from the University of Nebraska at Kearney. Following graduation, she completed a term of service with Montana State Parks AmeriCorps where she became certified through the National Association for Interpretation as a Certified Interpretive Guide. Kylee comes to the nature center with a wonderful enthusiasm for programming and a wealth of programming ideas to bring to the table.

Programs & Special Events:

1. Howdy, partners! **Spring Break Camp: “Colorado-Land”** was a rip-roaring time for all! From square dancing to the state amphibian (Tiger Salamander for those who don’t know), we packed our time with lots of fabulous, fun activities and our brains with facts from A to Z about Colorado. Nineteen campers, three staff and three volunteers spent the week studying our state symbols, making crafts, and enjoying hikes outside. Colorado is an awesome state and camp was awesome too! Parent evaluation comments included, “We just love Bear Creek Nature Center so much! You have a great thing with what you offer the kids. Thank you!”
2. What better way to welcome spring than with a gardening workshop? Bear Creek Nature Center partnered with the Bear Creek Garden Association for an ‘**Organic Vegetable Gardening for Success**’ workshop on March 12th. Forty-three people attended and enjoyed learning about topics such as starting seeds indoors, organic fertilizers and pest controls, and square-foot gardening. Attendees are often people who have recently moved to Colorado and are interested in learning about gardening in this environment. They also have an opportunity to learn more about gardening in the Bear Creek Community Garden, a wonderful local community resource within Bear Creek Regional Park.



3. Fountain Creek Nature Center hosted its annual **Building for the Birds** program to get visitors in gear for spring. Friends of El Paso County Nature Centers volunteer Terry Poe cut wood from scrap fence posts to make 20 birdhouse kits. He was then on-site along with part-time interpreter Andy Talley to help families hammer nails and burn designs into their new homes for birds. Andy also taught the crowd about the common backyard birds of the front range and the likely inhabitants of their nest boxes this coming spring.
4. Fountain Creek Nature Center's first **Homeschool Friday's** program of the spring hosted a full house and the highest attendance of the program ever with over 40 guests. Families that don't typically have access to organized field trips were able to experience the **Walk the Wetlands** program designed for PreK through 3rd graders. After a fun puppet show, groups learned about adaptations by touching beaver artifacts, were introduced to our watershed in the exhibit room, then discovered habitats and the plants and animals of the park during a guided hike.
5. Fountain Creek Nature Center hosted a unique way to experience nature with its **That's Gross!!** program about the disgusting but cool ways animals make a living. Guests were grossed out, yet highly amused, as part-time interpreter Andy taught them that beavers eat their own poop, turtles can breathe through their butt, vultures' poop down their legs to stay cool, and other embarrassing animal facts. After an owl pellet dissection with bone mapping, Andy led everyone on a scat scavenger hunt along the trails.
6. The inaugural **Boots in the Park Fundraiser** was held on March 5th in Swink Hall at the El Paso County Fairgrounds. The fundraiser raised a little over \$14,000 for the new small-animal barn. There were 174 people in attendance to enjoy dinner, silent auction items, and a program with special guests like Commission Gonzalez.



A couple families working together to build a birdhouse at the Fountain Creek Nature Center's Building for the Birds Program.



Special Events and Program Calendar

April 14 - May 7, 2022

Date	Day of Week	Program	Location	Target Audience	Notes*
Apr. 14 & 15	Thursday and Friday	2s & 3s Outdoors: Hungry Herons	Fountain Creek Nature Center	Children age 2-3 with an adult	10-11:15am / \$3 per person
Apr. 15	Friday	Nighttime Eggstravaganza	Fox Run Regional Park	Ages 8+	7:30, 8:00, and 8:30. \$5/person
Apr. 16	Saturday	Chocolate Bunny Egg Hunt	Fountain Creek & Bear Creek Nature Center	Children 2-10 with an adult	9:00 a.m. - 2:00 p.m. \$6/person
Apr. 16	Saturday	Tators and Teddy Bears	Fair and Event Center	Children and adults	Free Potato Gardening Glass with Granny in the Garden
Apr. 20 & 21	Wed & Thurs	Nature Explorers: Bees A Buzz!	Bear Creek Nature Center	Children age 4-5 with an adult	10am & 1pm, \$3/person
Apr. 22	Friday	Homeschool Fridays: Discover Wetlands	Fountain Creek Nature Center	Children in grades 3-6 with an adult	2-4pm / \$4 per person
Apr. 23	Saturday	Earth Day Story on the Trail and Upcycled Craft	Bear Creek Nature Center	All Ages	10:00 a.m.-1:00 p.m. FREE!
Apr. 23	Saturday	Auto Races	Fair and Event Center	All Ages	5pm start time \$15/person
Apr. 24-May 21	all	Fountain Creek Birding Pledge Drive	Fountain Creek Nature Center	All Ages	Free to participate, raise funds
Apr. 27	Wednesday	Little Wonders: We're Going on a Bear Hunt	Bear Creek Nature Center	Children age 2-3 with an adult	10am & 1pm, \$3/person
Apr. 30	Saturday	Great American Cleanup	Multiple Sites	All Ages	9:00 a.m. FREE!
Apr. 30	Saturday	Auto Races	Fair and Event Center	All Ages	5pm start time \$15/person
Apr. 30	Saturday	Forest Bathing Walk	Bear Creek Nature Center	All Ages	1-3:30pm, \$30/person
May 5 & 6	Thursday and Friday	Nature Adventures: Animal Mothers	Fountain Creek Nature Center	Children age 3-6 with an adult	10-11:30am / \$3 per person
May. 7	Saturday	Family Fun Day	Fountain Creek Nature Center	All Ages	10:00 a.m. - 2:00 p.m., \$5, Active Military FREE
May. 7	Saturday	Mindfulness Photography Workshop	Bear Creek Nature Center	Adults	3-5pm, \$30/person

* Nature Center Members may receive an additional discount

COMMUNITY SERVICES DEPARTMENT

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

**PARK OPERATIONS DIVISION
MONTHLY REPORT
MARCH 2022**

Parks Planning

Capital Project Management / Planning:

Fountain Creek Regional Trail Repairs at Spring Run – A portion of the Fountain Creek Trail near Janitell Road has sustained repeated damage from rain events and the existing concrete low water crossing needs replacement. Staff obtained quotes and awarded the contract to Tezak Heavy Equipment in January. Public Works helped secure an Army Corps of Engineer maintenance permit which is good through March 2022. Construction on a new box culvert and trail repairs began in February and was completed March 18, 2022.

Fox Run Regional Park Oak Meadows Restroom – Project consists of renovating the Oak Meadows restroom from a composting system to a flush system. The pit vault composting waste system will be removed, and existing leach field abandoned. A new on-site wastewater treatment system and leach field will be installed. Internal plumbing and fixtures will also be installed to convert the restroom to a flush system. The project has been advertised twice with no bids received. Staff and County Procurement are assessing the project to determine the best path forward.

Fox Run Regional Park Pine Meadows Playground – This project includes the replacement of the playground structure at Pine Meadows with a new ADA compliant structure. In support of this project, new ADA compliant sidewalks and parking will also be installed. The contract was awarded to Ridgeline Construction in January 2022. Ridgeline has ordered the play structure and work will begin once the play structure arrives. Anticipated construction start date is May 2022.

Santa Fe Open Space - The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction has been completed and the grand opening is scheduled for April 7.

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 engineering design of the Ute Pass Regional Trail.



Review and coordination with several agencies are ongoing. The final design package is scheduled to be completed in spring 2022.

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. Tremmel Design Group (TDG) completed final design in December 2020. Raine Building was contracted for complete demolition and construction in April 2021. Demolition and pre-construction tasks were completed in 2021. Construction has been delayed several times due to material and contractor delays but will be completed in spring 2022.

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. To help reduce and discourage after hours activities, Taylor Fence was contracted to construct and install an automated security gate at the Squirrel Creek Road main park entrance. The open space officially opened to the public on March 23, 2022.

County Parks Master Plan Update – The 2013 County Parks Master Plan is currently being updated. 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. BerryDunn (formerly GreenPlay LLC.) was selected as the consultant and the goal is to complete the updates in 2022. Staff is currently reviewing draft documents and updating maps in preparation for public input and review during the month of May. More details on date and time forthcoming.

Other:

Interdepartmental Coordination- Staff is representing County Parks and providing technical assistance for several projects to ensure compliance with the El Paso County Parks Master Plan and to support advancement of multi-modal opportunities. This includes the Peyton Drainage and Transportation Master Plan, Eastonville Road design project, South Powers Extension Study, and the Jackson Creek Parkway Corridor Plan.

Development Permit Application Reviews - Staff reviewed two development permit application to be presented for endorsement at the March 2022 PAB meeting and provided internal administrative comments for an additional eight applications during March 2022.

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.

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – Park usage has picked up this month and we are expecting the park to remain busy throughout the reservation season. Our team's primary focus has been removing snow, cleaning facilities and parking areas, parking lot and trail maintenance, completing routine illegal camp checks, landscape bed maintenance, playground inspections, bi-annual community garden tilling, and preparations for the upcoming season.

County Parks received a Colorado Parks and Wildlife grant allowing for an Archery Range improvement project. Gestes Roofing has been secured to replace the existing shake roof with a new metal covering and should have that completed in the first week of April. An 8' x 10' storage shed was installed on the west side of the range, and an ADA accessible picnic table and pad, as well as new signage for the range area will be installed by staff members during the next reporting period. Much of the funding for this project was secured from a grant dedicated to shooting ranges through Colorado.

Our team continues to meet and assist Raine Construction with the construction of the new restrooms at Bear Creek West. With the addition of a new project superintendent, real progress is visible and barring any other unforeseen circumstances or additional weather delays, completion date is set for April 2022.

The large gravel parking lot at Bear Creek West is receiving an upgrade. Through coordination with El Paso County Facilities, Wells and West Construction added five ADA parking stalls to the lot, allowing easier accessibility for park guests. A portion of this parking area will be closed while temperatures warm up and painting of the stalls is finished.

With the assistance of EPSO Park Security, Central staff designated time monitoring, removing, and cleaning areas along the 8th St. corridor where illegal camping continues to be a concern. Although the winter months have seen a slight decline in usage of the area, constant attention from staff is still required.

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, while performing routine perimeter fence inspections.

Rainbow Falls Historic Site – The site is currently closed for the season. Due to potential hazardous falling rock conditions in the parking area. The site will remain closed until further notice. Park leadership has met with multiple entities regarding this issue and are in continued discussion as how to safely open the site for patrons. Staff continues to monitor security cameras, remove trash, and monitor the site for new graffiti.

Downtown Facilities – The Downtown team remains busy with continuous property checks and general maintenance tasks including bed maintenance, trash collection, and snow removal. Annual pruning operations have been completed and staff is now focusing on mulch augmentation in landscape beds.

Park Operations, EPC Facilities, and TDG Architecture have met multiple times regarding new / improved parking at the Criminal Justice Center. This multiple stage project will increase parking availability at the facility and our staff will maintain oversight and provide input on changes made to landscape and irrigation portions of the project.

Tall Timbers Tree Service was brought in to remove nine, large, unruly juniper shrubs at the Regional Development Center. These shrubs were impeding access to the fire lane on the west

side of the building and staff thought it best they were removed. New landscape will be installed, adding a cleaner, more appealing look.

Ute Pass Regional Trail – Staff removed trash and debris from trail corridors and trailheads and continues to monitor parking areas for illegal overnight use. Our team is working with CDOT to address a culvert issue on Hwy 24 causing erosion problems to the trail. Damaged fencing was replaced, and reflectors installed on portions of existing fence in areas of concern.

East District:

County Fairgrounds – With events at the fairgrounds beginning for the season staff, had several buildings that needed to be prepped and cleaned. The team prepped buildings for a Sheep Dog Trial, Rummage Sale, Blow n Go Beef Show and a few smaller events like meetings and a wedding.

The team began prepping the racetrack and surrounding areas for the upcoming Hot Laps Event that takes place April 2nd. The race season opens next month on April 23rd.

The last major project the team completed was clearing drainages and keying in the new ADA sidewalks. We have rerouted a few swales and installed new rip rap to help direct the storm water. After fill dirt is brought in, we will topcoat the disturbed areas with asphalt millings to cut back on the dust and mud during wind and rain events.

Homestead Ranch Regional Park – With the repairs complete in the restroom facility, staff deep cleaned the restrooms and the pavilions to be ready for the opening of rental season. The buildings look great, and we are ready for another season.

The team is preparing to fire up irrigation for the season next month and scheduling our aeration / fertilization procedures.

Falcon Regional Park – Little league baseball began at the park this month with the start of practices. Staff completed a preseason check and cleaned the concourse as well as the dugouts. Games are scheduled to begin shortly, and we will be aerating and fertilizing in the coming weeks as well as firing up irrigation.

Paint Mines Interpretive Park – The team has been gearing up for another busy year at the Paint Mines. We have decided to order a couple of additional portable restrooms to alleviate some of the stress on the existing vault style restroom. In addition to the units, we had the vault pumped and we are ready for the warmer weather. The team is planning a day to close the restroom to complete a deep clean and touch up some painting. This will likely occur next month.

North District:

General – Our primary focus has been maintaining park standards due to multiple full time staff vacancies. Efforts consisted of snow removal at district assigned County facilities and all northern parks. Staff installed newly redesigned “pets must be on leash” signs at all park properties. All light timers were adjusted for summer hours and to compensate for daylight savings.

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). Additionally, staff was able to support Wildland Fire in the burning of 150 slash piles greatly reducing fuel amounts and completing mitigation efforts in multiple units of Fox Run.

North District staff continues to remove pine needles from active use areas between snow fall events. Other completed tasks include replacing broken pavilion signs, cleaning Fox Run shop,

adding water to the irrigation lakes, prepped all pavilions, restrooms, and graded roads in preparation for the opening of reservation season.

Black Forest Regional Park – The public water system has required multiple system flushes to help regulate chlorine residuals for public use. The system also received a new circulating booster pump and is awaiting new pressure tanks when supplies become available.

Pineries Open Space – Efforts continue to focus on an assessment of Mountain Pine Beetle within the park property. Additional infected trees, and dead trees within the contracted work areas were visually identified and marked for mitigation to hopefully reduce the insect's population in the park. Staff modified areas within the contractor's scope of work to protect wetland areas, and rare plant species. The contractor has completed all pine beetle mitigation efforts under their contract.

Staff discovered a break-in at the old ranch house and made repairs to include installing new locks, boarding up windows, and securing additional entrances.

Efforts are made to remind guests of dog off leash policies and to remove trash from native areas.

Santa Fe Regional Trail - Staff periodically patrols the trail corridor to remind individuals of County policies regarding dogs off leash and to remove trash. Staff also installed a trail counter to monitor trail usage for the Panning Department.

Black Forest Section 16 – Patrols of the perimeter trail are performed daily and individuals with dogs off leash are informed of County policies. Pets on leash banner continues to be posted and staff added additional "pets must be on leash" signs at the trailhead.

Palmer Lake Recreation Area – Routine patrols were conducted to remove trash and check property conditions. In addition, the parking lot was graded to repair potholes.

Santa Fe Open Space – Staff focused on preparations for the grand opening of the open space to include installation of directional signs, maps, and dragging the trails.

Routine patrols were conducted to remove trash. Staff checked all trail closed signs and barriers to prevent individuals from accessing the property.

South District:

General Information – Spring has arrived, and we are starting to see a lot more activity throughout the South District parks, especially on warm weekends. We are preparing for another busy reservation season. The focus has been deep cleaning pavilions, bathroom improvements, and ensuring the equipment will be ready to operate this Spring. We also installed several new "pets must be on leash" signs throughout the South District parks.

All the Districts took part in a seasonal employee hiring event on March 14th. We were able to secure two seasonal employees for our District. We are still attempting to fill one vacant Park Maintenance I position within the next few weeks.

Fountain Creek Regional Park – We continued working on the repairs to the A1 well system. A failed valve was excavated and repaired. The pump and motor have been inspected and it has determined that the pump will require replacement to supply adequate irrigation water for the season. It is scheduled to be replaced and installed early April.

Widefield Community Park – The bathroom interior was deep cleaned. We also painted the interior and floors prior to opening for the season.

Maxwell Street Trailhead – The Spring Run drainage project has been completed. The drainage culvert and sidewalk were replaced. This will provide a safe crossing to trail users for years to come.

Kane Ranch Open Space – Kane Ranch had a soft opening on March 23rd. The additional signs, speed bumps, portable restroom, and automatic gate were all installed prior to the opening. The first weekend did attract a lot of attention. There were several visitors and the parking lot filled to near capacity, great to see!