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El Paso County, CO

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RESOLUTION NO. 22-133

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

**RESOLUTION TO APPROVE A PARK LANDS AGREEMENT BETWEEN EAGLE
DEVELOPMENT COMPANY, WINDERMERE METROPOLITAN DISTRICT AND EL PASO
COUNTY FOR WINDERMERE FILING NO. 1**

WHEREAS, a Park Lands Agreement has been proposed between Eagle Development Company ("Property Owner"), Windermere Metropolitan District ("District") and El Paso County ("County"); and

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

WHEREAS, the Property Owner and the District provided a Park Plan outlining the development of a 1-acre park which includes an ADA-accessible playground, benches, a pavilion, landscaping, and concrete walks and trails that connect to the Windermere neighborhood, which will provide urban recreation opportunities for residents living within Windermere and the public; and

WHEREAS, 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 identified as Tract C in Windermere Filing No. 1 Final Plat, which will provide urban recreation opportunities for residents living within Windermere and the public; and

WHEREAS, the El Paso County Park Advisory Board endorsed this Park Land Agreement for Windermere Filing No. 1 at their meeting on April 13, 2022; and

WHEREAS, the Board of County Commissioners has reviewed and supports the proposed Park Lands Agreement.

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of El Paso County, Colorado, hereby approves the attached Park Lands Agreement and authorizes the Chairperson to execute all required documents.

DONE THIS 26th DAY OF APRIL, 2022 at Colorado Springs, Colorado.

ATTEST:
By: 
County Clerk and Recorder



**BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO**
By: 
Stan VanderWerf, Chair

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

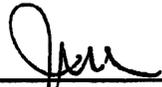
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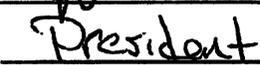
Steven Kieffly (Mar 31, 2022 13:28 MDT)

County Attorney's Office

Eagle Development Company

By:  _____
Title:  _____

Windermere Metropolitan District

By:  _____
Title:  _____

Stan VanderWerf, Chair

ATTEST:

Chuck Broerman
Clerk & Recorder

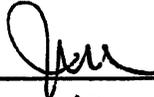
APPROVED AS TO FORM:



Steven Kieffly (Mar 31, 2022 13:26 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**

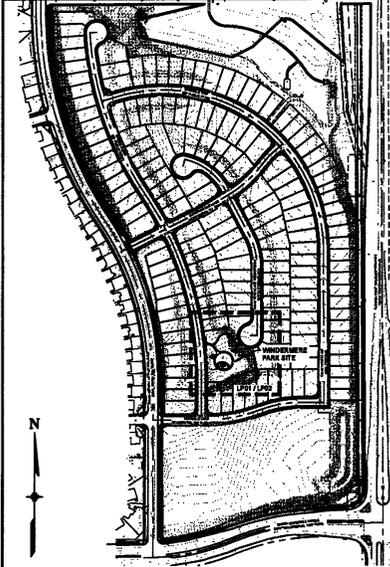
Figure 1- Cost Estimate

**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

WINDERMERE
 COUNTY OF EL PASO, COLORADO
 PARK LANDSCAPE CONSTRUCTION DOCUMENTS
 LOCATED IN THE EAST HALF OF 1/2 SECTION 28, T15S, R6W
 OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO



GENERAL NOTES

1. 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 REQUIREMENTS OF WORK.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTING AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
5. 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 REJECT PLANT LIST AND SPECIES NECESSARY.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. 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 AND PLANT SCHEDULE.
8. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR KNOWN LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING UTILITY CALL BEFORE YOU DIG® (800) 852-1987 OR 311. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
9. REMOVE ALL RUBBER, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UNLESS OTHERWISE SPECIFIED. EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBTURATED CONDITION AT ALL TIMES.
10. STORAGE OF ANY MATERIALS, INCLUDING VEHICLES OR EQUIPMENT, FINISHES AND FINISHING ITEMS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIOD BY THE CONTRACTOR.
11. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 4" OF SOIL FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
12. AT DRAINAGE CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

IRRIGATION NOTES

1. SOO AREAS AS ILLUSTRATED ON THE DRAWINGS SHALL BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND/OR POP-UP SPRINKLERS. ALL SHRUBS AND TREES EXCEPT THOSE IN IRRIGATED SOO AREAS SHALL BE DRIP IRRIGATED. PROVIDE 2 EMITTERS PER SHRUB GRASS AND 4 EMITTERS PER TREE.
2. AN AUTOMATIC IRRIGATION CONTROLLER AND MAIN BARN SHALL BE IN THE IRRIGATION SYSTEM DESIGN.
3. SCHEDULING TO BE SCHEDULED IN 40 PCH INSTALLED AT TWICE THE SIZE OF THE MAINLINE AND/OR LATERALS.
4. IRRIGATION MAINLINE TO BE BURIED MINIMUM 36" DEPTH AND LATERALS TO BE BURIED MINIMUM 12" DEPTH.
5. CONTRACTOR TO SUBMIT OUT SHEETS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

TREE AND SHRUB PLANTING NOTES

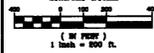
1. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, SPRAZERS, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
2. ALL PLANT MATERIALS SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE AND BE TYPICAL OF THE SPECIES. PLANTING MATERIALS SHALL BE ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1986 - TITLE 16, ARTICLE 26, C.S.R. 1601 (SEE LANDSCAPE THE NURSERY ACT).
3. 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.
4. 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.
5. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
6. PLANT GRADING COVERS 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.
7. ALL PLANT MATERIALS SHALL HAVE BACHPILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS DEPTH OF BALL. THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BRASS PATENTERS AND LOOSE BULAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, GRASSES AND SETTLEMENT OF BACKFILL. BACHPILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
8. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROFESSIONAL ACCEPTANCE.
9. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY OF FORT COCKER.
10. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR REQUIRED TO REINSTALL PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION BASED ON REGIONAL CORRELATIONS.
11. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRIVING ACTION OF THE SUN AND WIND AFTER BEING PAID, WHILE BEING TRANSPORTED AND WHILE WAITING FOR PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRIVING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING WINTER SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPORTATION.
12. AFTER PLANTING IS COMPLETED, REPAIR BARBERS TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR DAMAGED 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

1. PER USDA SOIL SURVEY, THE SITE CONSISTS OF SANDY LOAM.
2. CONTRACTOR TO APPLY TO ALL AREAS 3 CUBIC YARD OF ORGANIC MATTER COMPOST. TILL INTO TOP 6" OF SOIL. COMPOST TO BE TYPE CONSISTING OF 4-YEAR OLD ORGANIC MATERIAL, AND SHALL NOT INCLUDE CHICKEN MANURE.
3. CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER A SOIL ANALYSIS.

SEEDING AND SEEDING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOO AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRAZE SHALL BE ADJUSTED FOR SOO OR GRASS COVER THICKNESS. ALL FINISH GRASSING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
3. FINE GRAZE SOO AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. SOO OR PERFORM ADDITIONAL FINE GRASSING.
4. ALL AREAS TO BE SEED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, BAKED OR ROLLED TO PRODUCE A FIRM BED FOR PLANTING. REPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" HIGH DIAMETER) AND DEBRIS THAT MAY IMPURE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL MEASURES (E.G., WATER BARRIERS, BARRIERS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SEEDS THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, BROOD SURFACE, ETC.) SHALL BE REJECTED.
5. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED MIXTURES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN 90 DAYS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEIGHT CONTAINMENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED TO ALL SEED MATERIALS.
6. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERRED THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-OCTOBER) OR SPRING (MAY-JUNE) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COME WITH THE PREFERRED SEEDING PERIOD, OR IF THERE ARE UNDESIRABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE SUBMITTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
7. SEEDING METHOD: DRILL, BROADCAST OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDING AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
 - A. SLOPES LESS THAN 2:1 - SEED SHALL BE PLANTED USING A HANDLAID DRILL. SEEDING SHALL BE ACCOMPLISHED USING SUBRECTANGULAR 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.
 - B. SLOPES GREATER THAN 2:1 OR AREAS LESS THAN 6" IN CROWN - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL BROADCASTER. BROADCAST SEEDING SHALL BE BAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 1.5" IN DEPTH.
 - C. BROADCAST SEEDING SHALL BE AVOIDED UNLESS WIND SPEED EXCEEDS 18 MPH PER HOUR.
 - D. MULCHING, WEED-FREE NATIVE GRASS, WEED-FREE STRAW, OR WOOD CHIP MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE GRASS OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED TYPE AND SLOPE.
 - E. STRAW CHIPPING TO BE NATIVE GRASS OR STRAW CHIPPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTECTIVE ABOVE THE GROUND AT LEAST 3 INCHES.
 - F. HYDRO-MULCHING GEL, BIO-ORGANIC TACKIFIER SHALL BE USED. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 - G. FINE GRAZE SEED TO BE BROADCAST REGULARLY ON THE SURFACE. SOO OR PERFORM ADDITIONAL FINE GRASSING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDING AREAS WITHIN 180 DEGREES OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
 - H. IF WATER HYDROGEL IS AVAILABLE, A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPEE PLANT ESTABLISHMENT. GENERALLY, APPLYING AT 1.5-2.0 INCHES/AREA IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL HUMIDITY. THE USE OF WATER TRUCKS FOR SEEDING IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDING AREAS AND TYPES OF WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
8. APPROVAL OF SEEDING TUFF AREAS SHALL BE BASED UPON THE SEED PRODUCER'S GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL COVERED UNTIL THE GERMINATION RATE IS ACHIEVED. REGERMINATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDS/INCHES/2 SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDING AREAS, PLANTING RINGS SHALL BE NOTICABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A NATURAL OR TOTAL SEEDING FAILURE OCCURS AFTER THE SECOND GROWING SEASON, POORLY ESTABLISHED AREAS SHALL BE RESEEDED USING THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUFFICIENT SEEDING FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNHARMED TO THE GREATEST EXTENT POSSIBLE. AREAS THAT EDGE BEYOND GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
9. ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE BARE AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.



CONTEXT MAP

SITE DATA	
TAX SCHEDULE NO.	6328100004, 6328400018
PROJECT ADDRESS	TROY VACANT LAND
PROJECT LOCATION	NORTHWEST OF MARKSHEFFEL ROAD AND NORTH CAREFREE CIRCLE
ENTITLEMENT PLANS	WINDERMERE PRELIMINARY PLAN EL PASO COUNTY (EP-18-003)

SHEET INDEX

SHEET DESCRIPTION	SHEET NUMBER	SHEET TITLE
COVER SHEET	1	CS01
PARK SITE DETAILS	2	DT01
PARK SITE DETAILS	3	DT02
LANDSCAPE DETAILS	4	DT03
PARK LAYOUT PLAN	5	LP01
PARK LANDSCAPE PLAN	6	LP02

REFERENCE	DESCRIPTION	DATE	BY

NO.	DATE	DESCRIPTION	BY

NO.	DATE	DESCRIPTION	BY

PRELIMINARY THE DRAWINGS HAVE NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE	WINDERMERE PARK LANDSCAPE CONSTRUCTION DOCUMENTS	
	COVER SHEET	
	FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT NO. 21128183	DATE PLOTTED DATE PLOTTED DATE PLOTTED

COMPUTER FILE MANAGEMENT
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 CDR FILE:
 PLOT DATE: December 13, 2021 3:57:59 PM
 Plot produced in: C:\Users\jgarcia\AppData\Local\Autodesk\LT2021\Toolsets\Autodesk LT2021\Layouts



- GENERAL PLAY AREA NOTES**
1. REFER TO CIVIL FOR GRADING. BENCH TO BE PROVIDED ALONG SLOPE FOR BREEZE PATH. SLOPE SHALL NOT EXCEED 5% UNLESS REINFORCED WITH BOLLARDS.
 2. THE PARK CONCRETE WALKS ARE TO MEET ADA COMPLIANCE. BREEZE PATHWAY MAY NOT BE TO ADA STANDARDS.
 3. PLAY STRUCTURE OUTLINE OR PLAN IS SHOWN FOR GRAPHIC INTENT AND NOT ACTUAL PLAY EQUIPMENT OUTLINE. CONTRACTOR IS TO CONFORM AREA REQUIRED FOR FINAL ZONE OF FINAL SELECTION OF PLAY EQUIPMENT IS PROVIDED.
 4. ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 5. PLAYWADING SURFACE MATERIAL TO BE ENGINEERED WOOD CHIP. DEPTH AND INSTALLATION PER MANUFACTURER'S SPECIFICATION. SEE DETAIL ACTS AND FINAL LANDSCAPE PLAN ON LOG.
 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.

NO.	DATE	DESCRIPTION	BY

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NO.	DATE	DESCRIPTION	BY

SEAL

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

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
 PROJECT NO. 111081813

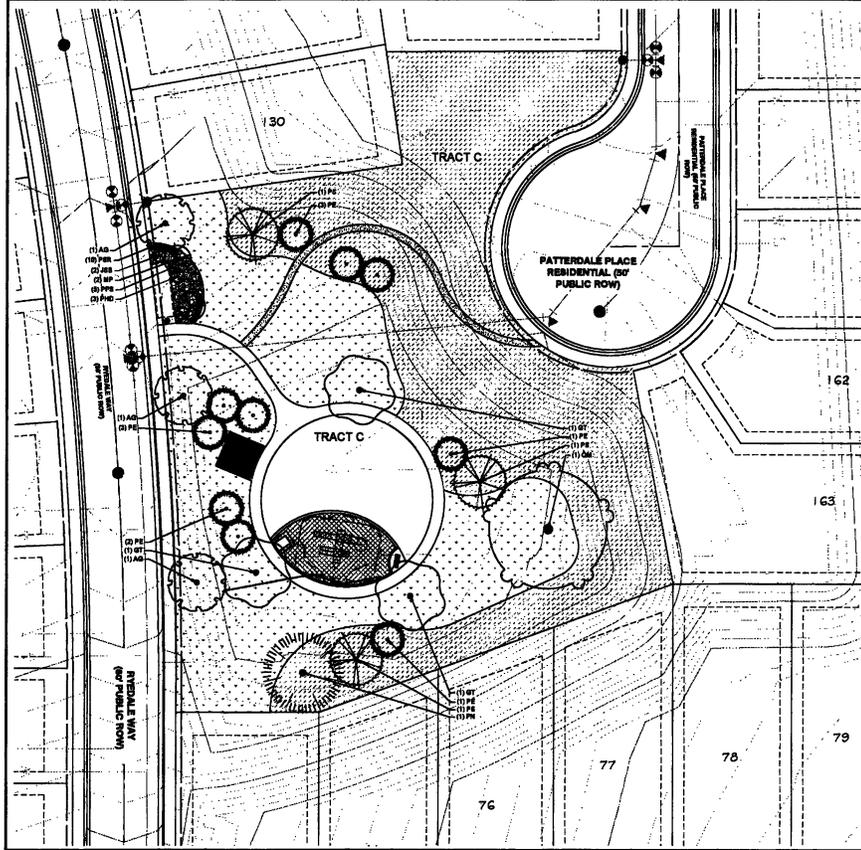
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WINDERMERE

PARK
 LANDSCAPE CONSTRUCTION DOCUMENTS

PARK LAYOUT PLAN

DATE: December 11, 2011
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 SCALE: [blank]
 SHEET NO.: 9 OF 11
 PROJECT NO.: 111081813



PLANT SCHEDULE - PARK #

DEBRIOUS TREES	CODE	CITY	POTENTIAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AD	3	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" CAL.	848	20'	20'
	QT	3	QUERCUS TRACANTHOS INERMIS BURBULET BURNBURST HONEY LOCUST	2" CAL.	848	20'	20'
	OM	1	QUERCUS MACROCARPA BURR OAK	2" CAL.	848	20'	20'
EVERGREEN TREES	CODE	CITY	POTENTIAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	FE	10	PRUNUS SPINOSA PRICKLY PINE	6" HT.	848	20'	10'
	PI	1	PRUNUS INDIANA AMERICAN BLACK PINE	6" HT.	848	20'	20'
	PI	3	PRUNUS PYLAEASTRIS SCOTCH PINE	6" HT.	848	40'	20'
ORNAMENTAL TREES	CODE	CITY	POTENTIAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	MP	2	MALUS X 'PIRE SPINES' PINK SPINES CRABAPPLE	1.5" CAL.	848	20'	12'
DEBRIOUS SHRUBS	CODE	CITY	POTENTIAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	PHD	3	PHYTODOLABIS DRUPICULARIS 'DABOUC' DRABOUC VIBURNUM	#8 CONT.	CONT.	6'	6'
	PFS	8	POTENTILLA MULTICOLORE 'FRANKIE SNOW' CROWN OF THorns	#8 CONT.	CONT.	3'	4'
EVERGREEN SHRUBS	CODE	CITY	POTENTIAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JMS	2	JUNIPERUS SPACHERIANA 'BROADMOON' BROADMOON JUNIPER	#8 CONT.	CONT.	1.5'	6'
ORNAMENTAL GRASSES	CODE	CITY	POTENTIAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	PER	10	PRAIRIE PINK GRASS	#8 CONT.	CONT.	3'	2'

LEGEND - PARK

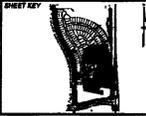
	3.00' TOLERANT FERNS	3,897 SF
	NATIVE SEEDLINGS 2.5' FEED THE SCHEDULE OR APPROVED EQUAL	19,843 SF
	NATIVE SEEDLINGS 2.5' FEED THE SCHEDULE OR APPROVED EQUAL	21,528 SF
	PLAYWOOD MULCH COLOR: RED BURNISHED WOOD FIBER MULCH COLOR: ANY NATURAL SUPPLIER: PEAR PLAYGROUND BUSINESS OR APPROVED EQUAL	1,184 SF
	GRANITE COLOR: GOLDEN SUNSET AT 4' DEPTH: SUPPLIER: C&G SAND OR APPROVED EQUAL	528 SF
	3/4" PINK ROCK SIZE: 3/4" AT 4" DEPTH COLOR: BURNISHED WOOD SUPPLIER: C&G SAND OR APPROVED EQUAL	443 SF

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT

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DESIGNED BY: [Name] DATE PLOTTED: 12/15/11
 CHECKED BY: [Name] DATE PLOTTED: 12/15/11
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