

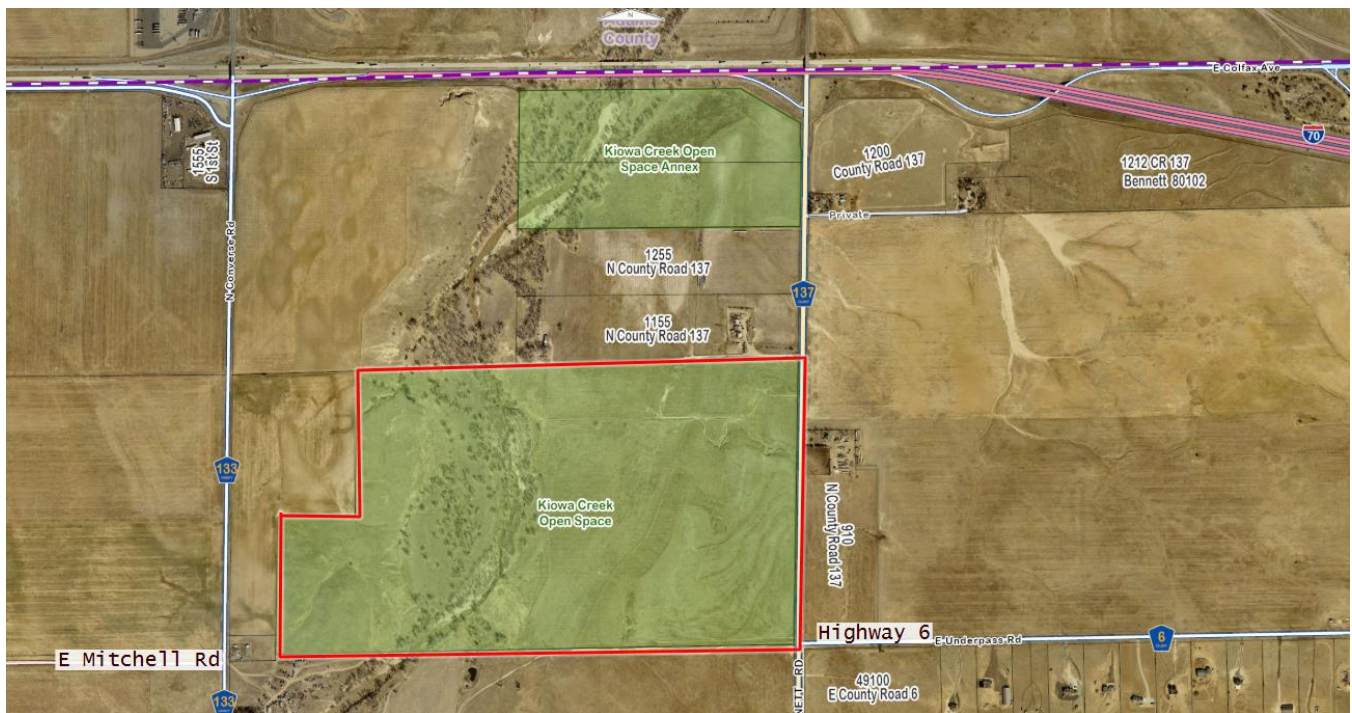
ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
October 21, 2025
6:30 P.M.

**SUBJECT: CASE NO. LE24-002 - KIOWA CREEK OPEN SPACE REGIONAL PARK
LOCATION AND EXTENT**

ERNIE ROSE, SENIOR PLANNER

Location and Vicinity Map

The subject property is 265 acres at 1001 N. County Road 137 near Bennett. It is zoned A-1 (Agricultural-One) in Commissioner District No. 3.



Subject Property (outlined in red) and Zoning

ADJACENT SUBDIVISIONS, ZONING, AND LAND USE

- | | | |
|-------|---|--|
| North | - | Vacant – zoned A-1 |
| South | - | Vacant – zoned A-1 & Agricultural Estate (A-E) |
| East | - | Vacant – zoned A-1 |
| West | - | Vacant – zoned A-1 |

PURPOSE AND REQUEST

The applicant and owner, Arapahoe County Open Spaces, seeks approval for a Location and Extent application concerning the development of a passive-use recreation area. Arapahoe County is committed to preserving and protecting natural resources while providing access and enjoyment of this unique open space in the eastern riparian floodplain just south of the Town of Bennett. The park amenities will include looped multi-use trails, dedicated equestrian trails with a challenge course and equestrian parking, mountain bike trails and features, an archery range, picnic areas, an outdoor classroom, site viewing and parking areas, and ecological site restoration. Please see the attached plan set for details.

BACKGROUND

Arapahoe County purchased the site in 2009 specifically for passive recreation use. The site will provide an extensive trail system, educational opportunities focused on preserving and restoring ecological habitats, and neighborhood trail connections. The property will be developed for public recreation and enjoyment, with minimal impact on the Kiowa Creek corridor and its thriving wildlife habitat.

ANALYSIS OF THE LOCATION AND EXTENT APPLICATION

Staff review of this application included comparing the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent Land Development Code regulations; and 3) analysis of referral comments.

1. The Comprehensive Plan

The subject parcel is located within the area designated as Tier 1 of the Comprehensive Plan. The Tier 1/Urban Reserve classification in the Comprehensive Plan does not specifically address open space; rather, it focuses on how the land can or should be developed if it is no longer in agricultural production. Regardless of location, parks, open spaces, wildlife corridors, and similar areas are advocated throughout the Comprehensive Plan.

This application complies with the following Goals, Policies, and Strategies of the Comprehensive Plan:

- *Goal NCR 1 – Conserve Natural Areas*

If approved, this regional park will conserve 265 acres of open space.

Policy NCR 1.1 - Conserve and Enhance Riparian Areas

This regional park will preserve approximately 14 acres of the riparian area.

Policy NCR 1.2 -Conserve Wildlife Habitat and Corridors in Sensitive Development Areas

As the Town of Bennett grows along the south side of the interstate, this open space will be a key amenity, helping preserve the disappearing rural character, wildlife habitat, and a corridor used by wildlife traveling through the area.

- *Goal RA GMI - Preserve the Rural Character of the Rural Area*

The predominant land uses in Tiers 1 and 2 are agricultural and very large lot residential uses. Maintaining the existing zoning will perpetuate these land uses and preserve the rural character.

Balancing development with the preservation of natural landscapes and agricultural lands ensures the protection of open spaces and supports rural lifestyles, ultimately promoting economic growth and community vitality.

- *Strategy RA GM 1.1(b) – Create Community Separators:*

The County should preserve open space along the I-70 corridor to create community separators through acquisition, the creation of conservation easements, or the designation of open space in development plans.

2. Submittal Requirements

The applicant complies with Section 2-26 of the Development Application Manual by submitting all required materials. The Planning Division believes the application meets the Location and Extent approval criteria. The Planning Commission is the deciding body for Location and Extent applications. Per Section 5-7.3.B.2.c of the Land Development Code, “If the Planning Commission disapproves the proposed public facility, or approves it with conditions the applicant is not willing to accept, the applicant may appeal such a decision to the Board of County Commissioners, and the Planning Commission shall communicate the reasons for such disapproval to the Board, which may overrule such disapproval by a majority vote.” Should the Planning Commission deny the application, the applicant may appeal the decision to the Board of County Commissioners for a decision.

3. Land Development Code Review

Section 5-7.3 of the Land Development Code covers the Location and Extent policy and regulatory aspects. This includes a specific review of Location and Extent, Section 5-7.3. B – General Requirements and Procedure. The Location and Extent process does not have specific approval criteria, but may be approved upon the findings that:

5-7.3. B.1.a *No road, park, public way, ground, or space, no public building or structure, and no major facility of a public utility shall be constructed or authorized in the unincorporated areas of Arapahoe County unless and until the proposed location and extent thereof has been submitted to and approved by the Arapahoe County Planning Commission.*

The proposed regional park requires approval of the Location and Extent.

5-7.3. B.4.a *The Planning Commission and the Board of County Commissioners, when applicable, may approve the facility as submitted, approve it with conditions, or deny the facility. The conditions to be imposed are those necessary, at the discretion of the Planning Commission and the Board of County Commissioners, to mitigate or eliminate any adverse impacts of the proposed facility on the surrounding area. These conditions may include posting sufficient performance guarantees with the County to ensure the construction of any necessary improvements.*

This application's dimensional standards regarding setbacks, height, and other specifications comply with the A-1 zone district regulations. It is noted that no lighting is proposed with this project. The proposed structures, including a shade shelter, maintenance shed, and restroom facility, align with the dimensional standards for accessory structures. Additionally, the park signage adheres to the code requirements. The Land Development Code does not define parking requirements for open space, so the planning staff examined neighboring jurisdictions and discovered that parking for passive recreational areas is subject to review on a case-by-case basis. Passive recreational areas consist of undeveloped or minimally developed spaces that provide opportunities for low-impact, relaxing activities such as walking, hiking, birdwatching, or simply enjoying the natural landscape. These spaces focus on enjoying natural resources and providing visual or psychological relief, rather than necessitating specialized facilities or organized activities. The planned parking facilities will include 42 standard, four ADA, and 22 trailer spaces. In the absence of established parking requirements, guidance was drawn from the Institute of Transportation (ITE) Manual, which confirms that the suggested number of spaces is adequate.

Referral Comments

Comments received during the referral process are summarized in the referral comment document attached to this report.

During the initial review, Planning staff received referral comments from Bennett-Watkins Fire and Rescue (BWFR), which noted a few requested plan revisions (see attached letter). BWFR and Arapahoe County Open Spaces (ACOS) met on several occasions between May and September 2025 to review the referral comments, discuss details, and address questions about the design. ACOS made revisions to their plan to accommodate most of BWFR's comments. Below is a summary table of the referral comments from BWFR and how ACOS was able to respond. It should be noted that the referral comments from BWFR did state that they had no specific objection to the proposed park development itself.

Request	ACOS Response
Widen Main Access Road Width to 26 feet	Access Road Widened from 22' to 24', which is consistent with the County's Rural Road Engineering Design Standard. Arapahoe County Engineering Division supports the design of the road to 24' and finds this an appropriate width for this rural area
Widen Internal Access Routes to 12 feet	East/West Trails widened from 6' to 10'
Prepare and submit a Wildland Interface Assessment	A Wildland Interface Assessment was completed and submitted to BWFR
Prepare and submit an Auto Turn Fire Apparatus Modeling Analysis for the site	An Auto Turn Analysis was completed and submitted to BWFR
Submit plans for permit review to BWFR	Applicant will submit construction drawings to BWFR after L&E process is completed

Provide evidence of adequate water supply for fire hydrants if structures are proposed with permit plan set to BWFR	The current plan does not trigger the requirement for this, however, applicant will submit required documentation to BWFR at time of permit review after L&E process is completed, if necessary
Add identifying address and signage for all buildings	Applicant will provide required address and signage at time of permitting after conclusion of L&E process
Fireworks strictly prohibited	Applicant acknowledges this requirement and will post signage
Outdoor burning and special events require permit from Fire District	Acknowledged by applicant who will make public aware
Maintain current emergency contacts at County and furnish to BWFR when changes are made	Acknowledged
Impact Fees will be required at time of permitting	Acknowledged
(Noted in a previous comment): Provide an Emergency Access Easement to BWFR from the CORE Electric Property to the west of this site off Converse Road	The applicant has worked with CORE electric to provide emergency access to BWFR to the site via their parcel along Converse Road

(See Attached BWFR Accommodations & ACOS Response)

There are no other outstanding referral comments for the applicant to address.

STAFF FINDINGS

Staff have visited the site and reviewed the plans, supporting documentation, referral comments, and citizen input in response to this application. Based upon a review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed LE24-002, Kiowa Creek Open Space Regional Park Location and Extent, generally, conforms to the Arapahoe County Comprehensive Plan.
2. The proposed LE24-001, Kiowa Creek Open Space Regional Park Location and Extent, complies with the General Submittal Requirements outlined in Section 2-26 of the Arapahoe County Development Application Manual.
3. The proposed LE24-001, Kiowa Creek Open Space Regional Park Location and Extent, meets the Arapahoe County Zoning Regulations and procedures, including those stated in Section 5-7.3 Location and Extent of the Land Development Code.

STAFF RECOMMENDATION

Considering the findings and other information provided herein, the Staff recommends approval of Case No. LE24-002, Kiowa Creek Open Space Regional Park Location and Extent, subject to the following conditions of approval:

1. Before signing the final copy of these plans, the applicant must address the comments and concerns of the Public Works and Development Staff
2. The developer shall confer with Bennett-Watkins Fire Rescue and ensure that the proposed development conforms to adopted (IFC) fire code standards.

The applicant must meet all the Arapahoe County Health Department requirements and receive approval from them before construction.

ALTERNATIVES

The Planning Commission has alternatives that include the following:

1. Approve the proposed Location and Extent.
2. Continue to a date certain for more information.
3. Deny the proposed Location and Extent.

CONCURRENCE

The Public Works and Development Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works Department is recommending approval of this case.

PLANNING COMMISSION DRAFT MOTIONS – LE24-002, Kiowa Creek Open Space Regional Park Location and Extent

Approve

In the case of LE24-002, Kiowa Creek Open Space Regional Park Location and Extent, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. The applicant will address all comments of the Public Works and Development Staff before signing the final copy of these plans.
2. The applicant must meet all the Arapahoe County Health Department requirements and receive approval from the Arapahoe County Health Department before construction.

Staff provide the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Deny

In the case of LE24-002, Kiowa Creek Open Space Regional Park Location and Extent, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

Continue to Date Certain:

In the case of LE24-002, Kiowa Creek Open Space Regional Park Location and Extent, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to consider further the information presented.



BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoegov.com

Planning Commission's Summary Report

Date: April 21, 2025

To: Arapahoe County Planning Commission

Through: Ernie Rose, Planning Division

From: Sue Liu, PE, Engineering Services Division

Case name: LE24-002 Kiowa Creek Open Space Regional Park – LE



Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

Stream Landscape Architecture & Planning (Stream), on behalf of the property owner, Arapahoe County Open Spaces (ACOS), is proposing a project within unincorporated Arapahoe County. The project is located at 1001 N County Road 137, Bennett, CO 80102-8602, near I-70 and Kiowa Bennett Road, 1981-00-0-00-255. The project includes 265 acres and is currently zoned Unincorporated County A-1.

The site was purchased by Arapahoe County in 2009 specifically for passive use recreation and providing an extensive trail system, educational opportunities focused on preservation and restoration of ecological habitats, and neighborhood trail connections. Arapahoe County is committed to preserving and protecting natural resources while providing access and enjoyment of this unique open space in the eastern riparian floodplain just south of Bennett. The property will be developed for public recreation and enjoyment, with minimal impact on the Kiowa Creek corridor and its thriving wildlife habitat. New amenities will include looped multi-use trails, dedicated equestrian trails with challenge courses and equestrian parking, mountain-bike trails and features, archery range, picnic areas, outdoor classroom, site overlooks, parking areas, and ecological site restoration.

The project is accessing onto Kiowa-Bennett Road.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. This parcel is tributary to the Kiowa Creek drainage basin. A portion of the project lies within the 100-yr floodplain of Kiowa Creek.
2. This site lies outside of Southeast Metro Stormwater Authority (SEMSWA) boundary.
3. Construction activities that disturb one acre or more are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.
4. A Floodplain Development Permit is required for all activities within a County designated floodplain, regardless of impact.
5. A Conditional Letter of Map Revision (CLOMR) is required for any changes to the floodplain. The CLOMR must be approved and accepted by Federal Emergency Management Agency (FEMA) prior to the County signature of the plan.
6. Kiowa-Bennett Road is in Town of Bennett jurisdiction. The applicant is responsible for obtaining any approval from this jurisdiction. It is recommended that the applicant approach this jurisdiction early in the development process for any requirements.
7. The Arapahoe County Technical Review Committee (TRC) made a recommendation to the following variances:
 - 1) Request to the County's Stormwater Management Manual (SMM), Section 5.6.3.4 – the floodplain easement is required for the designated floodplain.

TRC Recommendation: TRC is supportive of the request for not providing a floodplain easement for the Kiowa Creek drainageway since the County will retain ownership of the entire Kiowa Creek Open Space property. With ownership, the floodplain easement will not be required to access or manage the floodplain and surrounding area for inspection and maintenance. This is supported in the standards per section 5.9.2 (1) of the Arapahoe County Stormwater Management Manual (SMM).

- 2) Request to the County's SMM, Section 5.7.2.a - all structures including residential, non-residential, recreational, or temporary are prohibited within the 100-year floodplain.

TRC Recommendation: For floodplain management purposes, a structure is defined as a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home. Allowing such structures to be in the floodplain will violate the County Floodplain Regulations and potentially reduce the County's Community Rating System (CRS) score. Therefore, County

would request that the restroom facility must be located outside of the Conditional Letter of Map Revision (CLOMR) 100-yr floodplain.

3) Request to the County's SMM, Section 5.7.2.d - fencing, including solid or perforated wood; split rail; chain link; stone, brick or other are prohibited within the 100-year floodplain.

TRC Recommendation: Fencing is proposed at some locations within the large floodplain area where it is necessary to try to restrict public access to certain site areas for purposes of maintaining the safety of the public. TRC conceptually approves the request, however, is recommending all fencing be designed parallel to the floodplain or is approved by FEMA's CLOMR process. The CLOMR submitted to FEMA includes such fencing design for review and approval.

4) Request to the County's SMM, Section 5.7.2.i - vehicle parking lots not associated with approved floodplain use are prohibited. Parking lots are proposed to be constructed within the floodplain for this project.

TRC Recommendation: Parks and Recreation facilities, including trails are allowable uses in the floodplain, therefore the parking lots for park facilities are allowed. This is supported in section 5.7.6 (h) of the Arapahoe County's Stormwater Management Manual. TRC supports this request.

5) Request to the County's SMM, Section 5.10.3 - a minimum clearance of 2 feet is required between the 100-year base flood elevation and structures and other applicable facilities. For facilities which are not structures (typically not requiring a building permit) such as roadways, utility cabinets, park improvements, etc., a minimum of 1-foot freeboard is acceptable.

TRC Recommendation: TRC is supportive of the minimum of 1-foot freeboard for the park improvements with the exception of the restroom facilities. The TRC is of the understanding, after discussing with the project team, that power or other wet/dry utilities were not anticipated as part of the park improvements.

6) Request to the County's SMM, Section 11.5.1 – a pedestrian bridge shall be designed to span the 100-year floodplain, and Section 11.5.2 - when a pedestrian bridge with capacity less than the 100-year runoff is permitted by the variance procedure, pedestrian bridge low-water crossings shall be designed to convey the runoff from the 10-year storm event as a minimum.

TRC Recommendation: The project proposed design bridges with capacity less than the 100-year storm event, as well as design the bridge low-water crossings for less than 10-year storm event. TRC supports this variance request pending final review of the CLOMR. Guidance for the design of low water crossings is available in the Arapahoe County Bicycle and Pedestrian Design Guide and in Chapter 10 of the

Urban Storm Drainage Criteria Manual, Volume 2, Stream Access and Recreational Channels.

7) Request to the County's SMM, Section 11.5.5 – handrails are required on every pedestrian bridge, in accordance with the criteria presented in Section 10.1.2 of the Conduit Outlet Structures chapter. Handrails may be eliminated if hydraulic problems are present, the County agrees with the request, and mitigating factors are considered. Mitigating factors for eliminating handrail include widening of the sidewalk at the crossing, addition of curbs or alternate barriers, or an increase in the width of the crossing allowing additional shoulder width on the walk.

TRC Recommendation: The project proposed to use alternate edge treatment such as curbs or barriers instead of handrails at the crossings. TRC conceptually approves the request. Guidance on the use of rails, curb rails, and rumble strips is available in the Urban Drainage Criteria Manual, Volume 2, Chapter 10, Stream Access and Recreational Channels. The project design team has designed accordingly.

8) Request a waiver for the Traffic Impact Study (TIS)

TRC Recommendation: TRC supports the waiver of the TIS with a condition that events exceeding park/parking capacity are managed through a special event permit (by park management). This condition should also be noted on the site plan.

9) The TRC's recommendation to the variance request for the 2' freeboard requirement between the floodplain base flood elevation (BEF) and the lowest floor elevation of the proposed restroom facility: a) the restroom facility must be located outside of the CLOMR 100-yr floodplain; and b) the 2' freeboard requirement should be measured between the proposed CLOMR BFE and the lowest floor elevation of the restroom facility. The design of the proposed restroom facility meets these requirements.

Engineering Services Staff is recommending the land use application favorably subject to the following conditions of approval to be applied with the related application:

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.
2. The applicant agrees to address the comments and concerns from Town of Bennett if any.



ARAPAHOE COUNTY

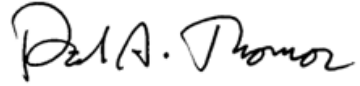
**Arapahoe County
Public Works and Development
Planning Division**

6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm
shall be date stamped received the following business day.

APPLICANT NAME: Paul Thomas	ADDRESS: 899 Logan St., STE. 500 Denver, CO 80203 PHONE: 720-663-7352 EMAIL: pthomas@streamla.com	CONTACT: Nick Piche TITLE: Project Manager / Landscape Architect																												
OWNER(S) OF RECORD NAME(S): Arapahoe County Open Spaces	ADDRESS: 6934 S. Lima St., Ste. A Centennial, CO 80112 PHONE: 720-874-6540 EMAIL: rwinn@arapahoegov.com	SIGNATURE(S):  _____																												
ENGINEERING FIRM NAME: Muller Engineering	ADDRESS: 777 S Wadsworth Blvd, Bldg 4 -100 Lakewood, CO 80226 PHONE: 303-988-4939 EMAIL: ckroeger@mullereng.com	CONTACT: Chris Kroeger TITLE: Senior Project Manager, Stormwater PE																												
Pre-Submittal Case Number: Q <u>23</u> - <u>080</u> Pre-Submittal Planner: Molly Orkild-Larson Pre-Submittal Engineer: Sue Liu																														
State Parcel ID No. (AIN no.):	1981-00-0-00-255																													
Parcel Address or Cross Streets:	1001 N. County Road 137, Bennett, CO 80102-8602																													
Subdivision Name & Filing No:	N/A																													
<table border="1"><thead><tr><th colspan="2">EXISTING</th><th colspan="2">PROPOSED</th></tr></thead><tbody><tr><td>Zoning:</td><td>Unincorporated County A-1</td><td colspan="2">Unincorporated County A-1</td></tr><tr><td>Project Name:</td><td>Kiowa Creek Open Space</td><td colspan="2">Kiowa Creek Open Space</td></tr><tr><td>Site Area (Acres):</td><td>265</td><td colspan="2">265</td></tr><tr><td>Density (Dwelling Units/Acre):</td><td>N/A</td><td colspan="2">N/A</td></tr><tr><td>Building Square Footage:</td><td>N/A</td><td colspan="2">900 SF</td></tr><tr><td>Disturbed Area (Acres):</td><td>N/A</td><td colspan="2">36 acres</td></tr></tbody></table>			EXISTING		PROPOSED		Zoning:	Unincorporated County A-1	Unincorporated County A-1		Project Name:	Kiowa Creek Open Space	Kiowa Creek Open Space		Site Area (Acres):	265	265		Density (Dwelling Units/Acre):	N/A	N/A		Building Square Footage:	N/A	900 SF		Disturbed Area (Acres):	N/A	36 acres	
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CASE TYPE (S)																														
☒ Location & Extent ☐ ☐																														
THIS SECTION IS FOR OFFICE USE ONLY																														
Case No:		Assigned Planner:		Assigned Engineer:																										
TCHD Fee:	\$	Planning Fee(s):	\$	Engineering Fee(s):	\$																									
This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application <i>does not</i> establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.																														



OPEN SPACES

Lima Plaza
6934 South Lima Street, Unit A
Centennial, CO 80112
720-874-6540
arapahoeco.gov

October 13, 2025

Arapahoe County Public Works & Development
LE24-002 Kiowa Creek Open Space Regional Park
Planning Division
6924 S Lima St.
Centennial, CO 80112

RE: Kiowa Creek Open Space regional park, Location & Extent

Dear Public Works & Development:

Arapahoe County Open Spaces (ACOS), is proposing a project within unincorporated Arapahoe County. The project is located at 1001 N County Road 137, Bennett, CO 80102-8602, near I-70 and Kiowa Bennett Road, 1981-00-0-00-255. The project includes 265 acres (11,543,400 square feet) and is currently zoned Unincorporated County A-1. The site was purchased by Arapahoe County in 2009 specifically for passive use recreation and to provide an extensive trail system, educational opportunities focused on preservation and restoration of ecological habitats, and neighborhood trail connections. Arapahoe County is committed to preserving and protecting natural resources while providing access and enjoyment of this unique open space in the eastern riparian floodplain just south of Bennett.

In 2022 ACOS created a Master Plan with extensive public outreach to identify desired park amenities. The property will be developed for public recreation and enjoyment, with minimal impact on the Kiowa Creek corridor and its thriving wildlife habitat. New amenities identified by the public outreach will include looped multi-use trails, dedicated equestrian trails with challenge course and equestrian parking, mountain-bike trails and features that also accommodate adaptive users, archery range, picnic areas, site overlooks, parking areas, ecological site restoration, and ecological based educational signage.

We were originally scheduled for a May Planning Commission Hearing when Bennett Watkins Fire Rescue (BWFR) submitted their 1st round of comments 14 months after the request was sent. We have spent the last 5 months meeting with BWFR five times to significantly alter our design to meet their access requirements. We designed our boardwalk to hold a 10,000 lb. vehicle and have spent the last 12 months (May 31, 2024 – May 21, 2025) taking this design through the Army Corps CLOMR process for approval that will provide a path towards the LOMR approval after construction. However, BWFR does not have a vehicle under 10,000 lbs. to access the western portion of the

property. We are accommodating BWFR by significantly altering our multi-use trails to 10' and providing a western access road directly to the CORE property to align with a future emergency access easement.

ACOS wants to be good neighbors to our adjacent property owners, so we met with them all on-site on 8/27/2025. We heard general concerns about traffic on Kiowa Bennett Road and potential traffic generated by the park, trespassing from park users, and dogs injuring cattle. We have been working diligently to address the concerns of dogs and trespassing by utilizing signage to mark park boundaries and getting estimates from a fence contractor to strengthen the shared fence on the southern portion of the property. The Town of Bennett and the Arapahoe County Public Works Department both agree that our Trip Generation Projections are accurate and that the park will produce minimal traffic on Kiowa Bennett Road. Therefore, a Traffic Impact Study is not warranted (see attached memo from Town of Bennett). However, we will continue to work with the Town of Bennett to mitigate traffic on Kiowa Bennett Road in the future.

We are currently working with CORE Electric to obtain an emergency access easement on BWFR's behalf. However, ACOS cannot compel any property owner to convey such an easement. With or without an easement, CORE is making accommodations to support the BWFR's emergency access (See attached email dated 10/8/2025 by Brooks Kaufman, CORE Electric). Furthermore, due to the public safety authority and mission of BWFR, the fire and rescue district have the authority to access any property in case of an emergency.

Sincerely,

Ray Winn,

Planner, Arapahoe County Open Spaces

rwinn@arapahoecounty.com

720-663-7352

KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES

LEGAL DESCRIPTION
LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M., TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BASIS OF BEARINGS
HORIZONTAL COORDINATES ARE BASED ON MODIFIED COLORADO STATE PLANE CENTRAL ZONE 0502, NORTH AMERICAN DATUM (NAD83/2011) AND WERE DERIVED FROM STATIC GPS OBSERVATIONS. THE COMBINED SCALE FACTOR USED TO MODIFY THE COORDINATE FROM STATE PLANE TO PROJECT COORDINATES IS 1.0002586839.
PROJECT COORDINATE NORTHING US SURVEY FEET = (STATE PLANE COORDINATES NORTHTINGS X 1.002586839 - 1,000,000.00')
PROJECT COORDINATES EASTING US SURVEY FEET = (STATE PLANE COORDINATES NORTHING X 1.002586839 - 3,000,000.00')

BENCHMARK
BENCHMARK: ARAPAHOE COUNTY BENCHMARK P3-53 AS SHOWN HEREON. NAVD 99. ELEVATION = 5537.62'

STANDARD NOTES
THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE LOCATION AND EXTENT PLAN KNOWN AS KIOWA CREEK OPEN SPACE, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATION SIN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ON YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN THE INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THEY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE
EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE
THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.:CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PRIVATE STREET MAINTENANCE
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE LIABILITY
IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY MULLER ENGINEERING. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF ARAPAHOE COUNTY OPEN SPACES GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE ARAPAHOE COUNTY OPEN SPACES AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF MULLER ENGINEERING DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE
THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNT IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE NOTE
SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LAND AREA THAT IS OVER 3 FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY.

SIGHT TRIANGLE MAINTENANCE
THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT OF THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE

PUBLIC IMPROVEMENTS NOTE
AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

MAINTENANCE EASEMENT
A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANDY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

DRAINAGE MASTER PLAN NOTE
THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:
1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION

DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTION CONNECTIONS SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES:
RURAL TRANSPORTATION IMPROVEMENT FEE (RUTIF) AREA
KIOWA CREEK OPEN SPACE IS LOCATED WITHIN AN AREA THAT HAS BEEN IDENTIFIED AS DEFICIENT IN REGIONAL INFRASTRUCTURE IMPROVEMENTS, PRIMARILY REGIONAL TRANSPORTATION INFRASTRUCTURE. THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED RESOLUTION 375-95A, WHICH REQUIRED FEES, PURSUANT TO THE FEE SCHEDULE ADOPTED BY THIS RESOLUTION, TO BE CHARGED BY THE BUILDING DIVISION AND COLLECTED UP ON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE REGION BOUNDARIES. THE FEES, THE REGION BOUNDARIES, THE REGIONAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES, AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.

PARKING AND EVENTS
EVENTS EXCEEDING PARK AND/OR PARKING CAPACITY ARE MANAGED THROUGH A SPECIAL EVENT PERMIT BY PARK MANAGEMENT.

DRAINAGE
ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

PUBLIC USE EASEMENT
ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

PLANNING COMMISSION APPROVAL
APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D., 20 ____.
CHAIR: _____

CERTIFICATE OF OWNERSHIP
I, RAYMOND WINN, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS KIOWA CREEK OPEN SPACE, CASE NO. Q23-080.

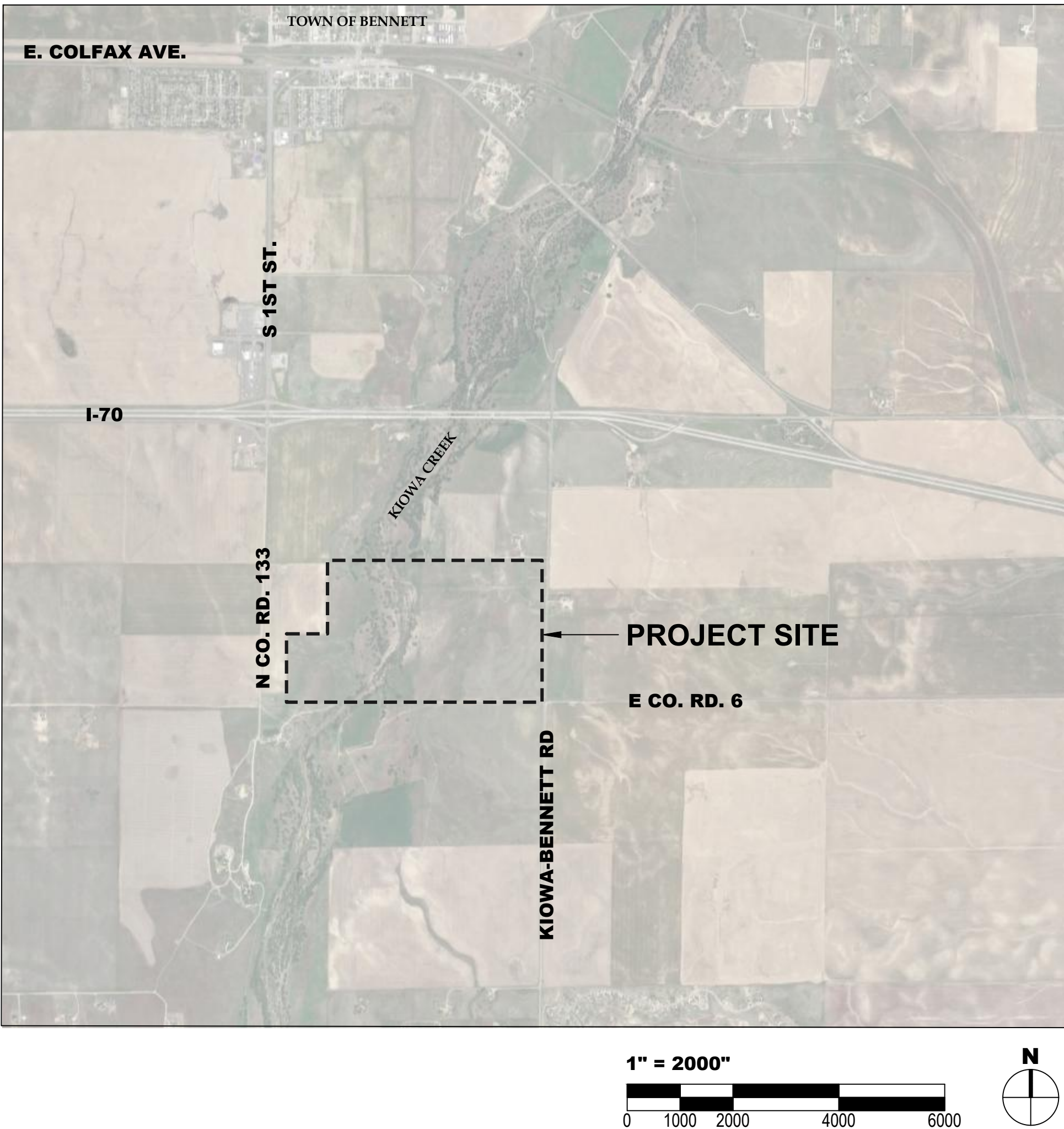
CONTACTS
OWNER REPRESENTATIVE
RAY WINN
ARAPAHOE COUNTY OPEN SPACES
6934 S LIMA ST., STE. A
CENTENNIAL, CO 80112
720.874.6540
PRIME CONSULTANT/LANDSCAPE ARCHITECT
PAUL THOMAS
STREAM DESIGN, LLC
899 LOGAN ST., STE. 500
DENVER, CO 80203
720.663.7352

CIVIL ENGINEERING
CHRISTOPHER KROEGER
MULLER ENGINEERING COMPANY
7245 W ALASKA DR., STE. 300
LAKEWOOD, CO 80226
303.988.4939

SURVEY
JON SPIRK
HCL ENGINEERING & SURVEYING, LLC
5975 S QUEBEC ST., STE. 200
CENTENNIAL, CO 80111
303.773.1605

IRRIGATION DESIGN
KEN DIPAOLO
HYDROSYSTEMS KDI
13949 W COLFAX AVE., STE. 260
LAKEWOOD, CO 80401
303.980.5327

LOCATION MAP



SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3-11	SITE LANDSCAPE PLAN
12-19	SITE DETAILS

ARAPAHOE COUNTY
CASE NO. LE24-002

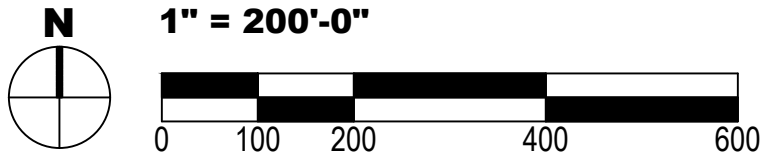
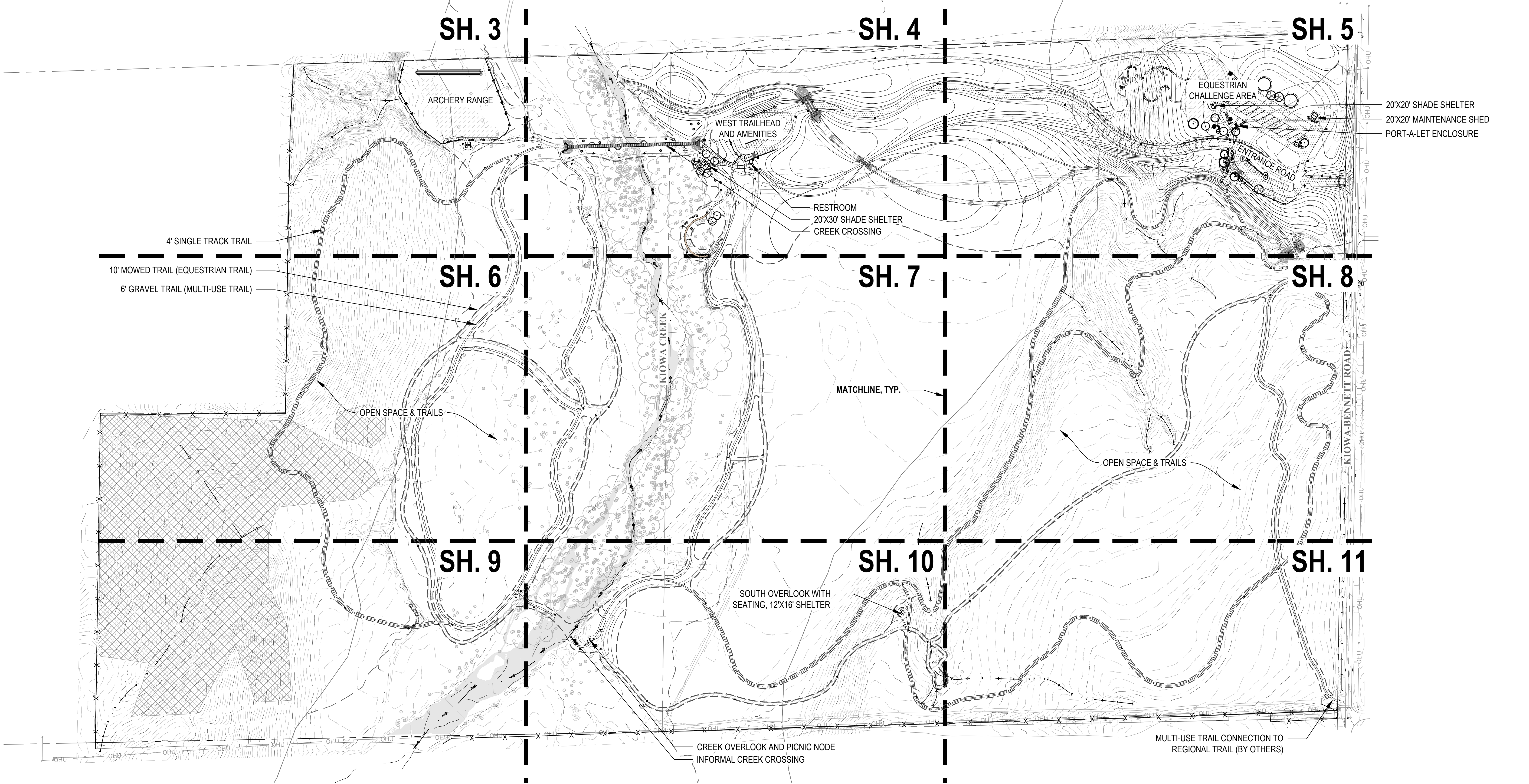
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 1 OF 19

stream
landscape architecture + planning
A LIMITED LIABILITY COMPANY
899 LOGAN STREET, STE. 500
DENVER, CO 80203
720.663.7352

KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



ARAPAHOE COUNTY
CASE NO. LE24-002

OVERALL SITE PLAN
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 2 OF 19

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LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES:

1. PLANS ARE REPRESENTATIVE OF THE DESIGN DEVELOPMENT PHASE. LAYOUT AND DETAILS MAY ADJUST FOR FINAL.
2. ALL ITEMS PROPOSED UNLESS NOTED AS EXISTING.
3. MAXIMUM LONGITUDINAL SLOPE FOR CONCRETE WALKS AND GRAVEL ROADBASE TRAILS SHALL BE 4.5%, MAXIMUM CROSS SLOPE FOR ALL WALKS SHALL NOT BE GREATER THAN 2%.

	EXISTING TREES
	CONCRETE PAVING
	GRAVEL PAVING
	MOWED AREA / TRAIL
	SINGLE-TRACK TRAIL
	SITE SEATING
	PICNIC TABLE
	TRASH RECEPTACLE
	BIKE RACK
	WHEEL STOP
	ROAD SIGN
	SIGN KIOSK
	CREEK FLOW DIRECTION
	POST AND RAIL FENCE
	EASEMENT
	PROPERTY LINE
	SECTION CORNER (SURVEY)
	LIMIT OF WORK
	PROPOSED 100-YR FLOODPLAIN
	EFFECTIVE 100-YR FEMA FLOODPLAIN PER FIRM NO. 08005C0260K (DECEMBER 17, 2010)
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	1' CONTOUR
	5' CONTOUR
	CONTOUR LABEL
	SLOPE

	DECIDUOUS TREES (QTY. 3)
	DECIDUOUS TREES, POLE (QTY. 5)
	EVERGREEN TREES (QTY. 3)
	SHRUBS
	UPLAND SEED (QTY. 32 AC.)
	SHORTGRASS UPLAND SEED (QTY. 3 AC.)
	RIPARIAN SEED (QTY. 0.3 AC.)
	WATER QUALITY SEED (QTY. 2.5 AC.)

SITE LANDSCAPE PLAN
KIOWA CREEK OPEN SPACE
 DATE: MARCH 18, 2025
 SHEET 3 OF 19



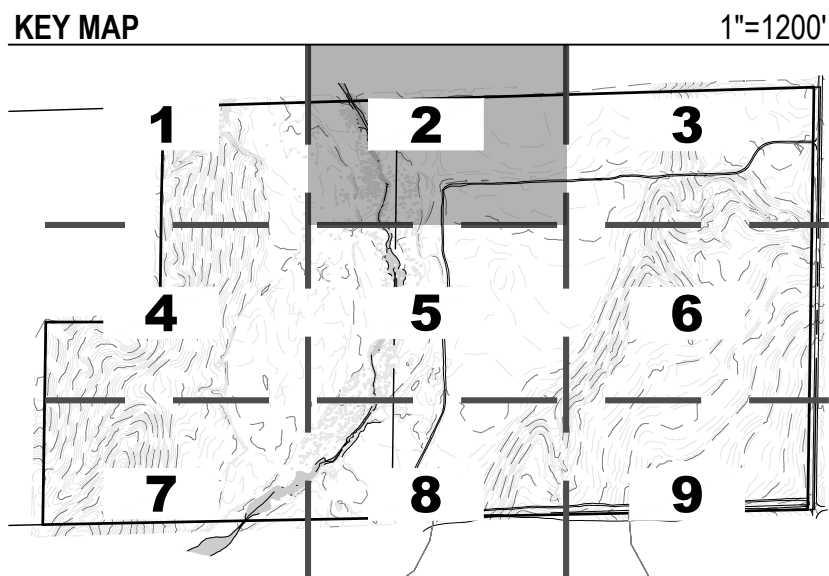
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landscape architecture + planning
 A LIMITED LIABILITY COMPANY
 899 LOGAN STREET, STE. 500
 DENVER, CO 80203
 720.663.7352

MATCHLINE, SEE SHEET 4

KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES:

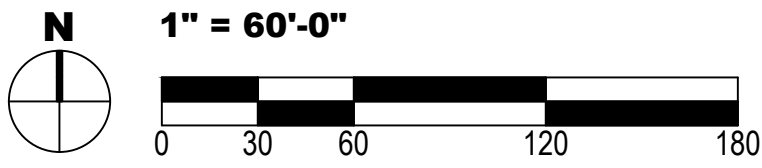
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SITE LEGEND

- EXISTING TREES
- CONCRETE PAVING
- GRAVEL PAVING
- MOWED AREA / TRAIL
- SINGLE-TRACK TRAIL
- SITE SEATING
 - PICNIC TABLE
 - TRASH RECEPTACLE
 - BIKE RACK
 - WHEEL STOP
 - ROAD SIGN
 - SIGN KIOSK
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- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- 1' CONTOUR
- 5' CONTOUR
- CONTOUR LABEL
- SLOPE

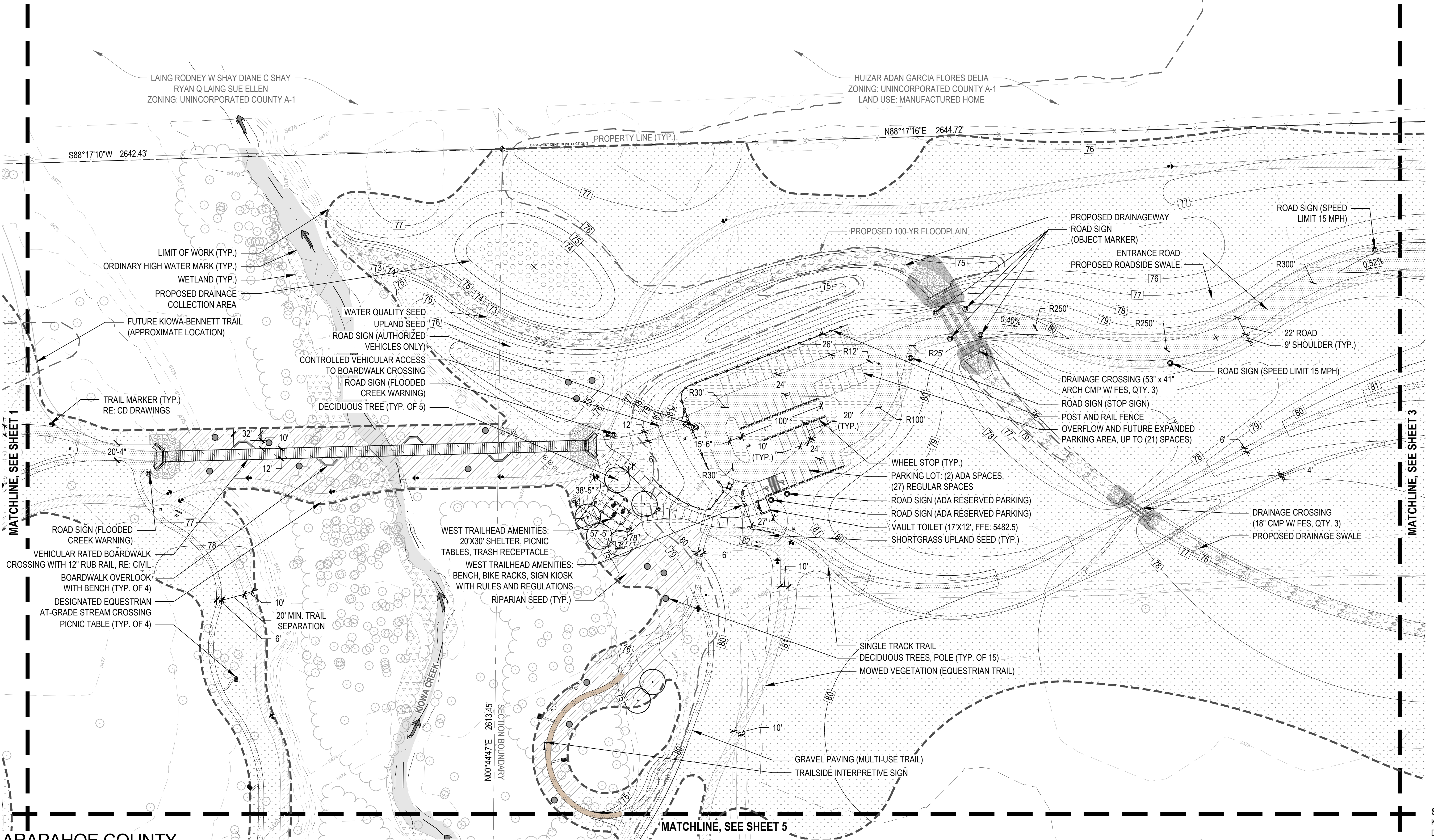
PLANTING LEGEND

- DECIDUOUS TREES (QTY. 3)
- DECIDUOUS TREES, POLE (QTY. 5)
- EVERGREEN TREES (QTY. 3)
- SHRUBS
- UPLAND SEED (QTY. 32 AC.)
- SHORTGRASS UPLAND SEED (QTY. 3 AC.)
- RIPARIAN SEED (QTY. 0.3 AC.)
- WATER QUALITY SEED (QTY. 2.5 AC.)



SITE LANDSCAPE PLAN
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 4 OF 19

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landscape architecture + planning
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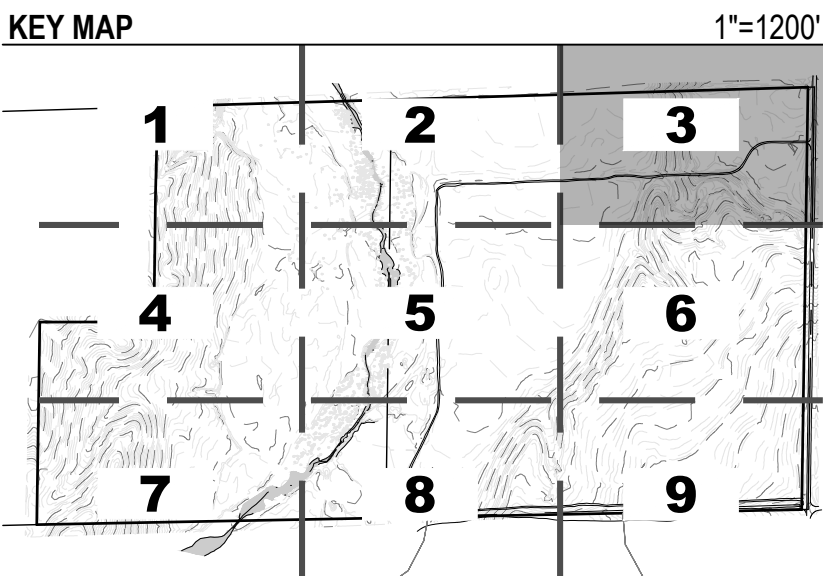


ARAPAHOE COUNTY
CASE NO. LE24-002

KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES:

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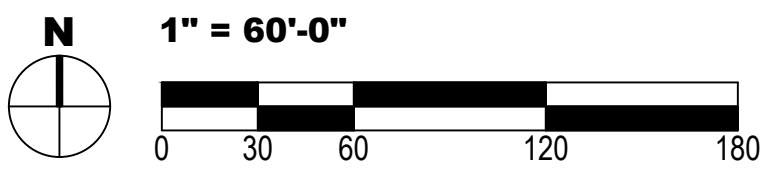
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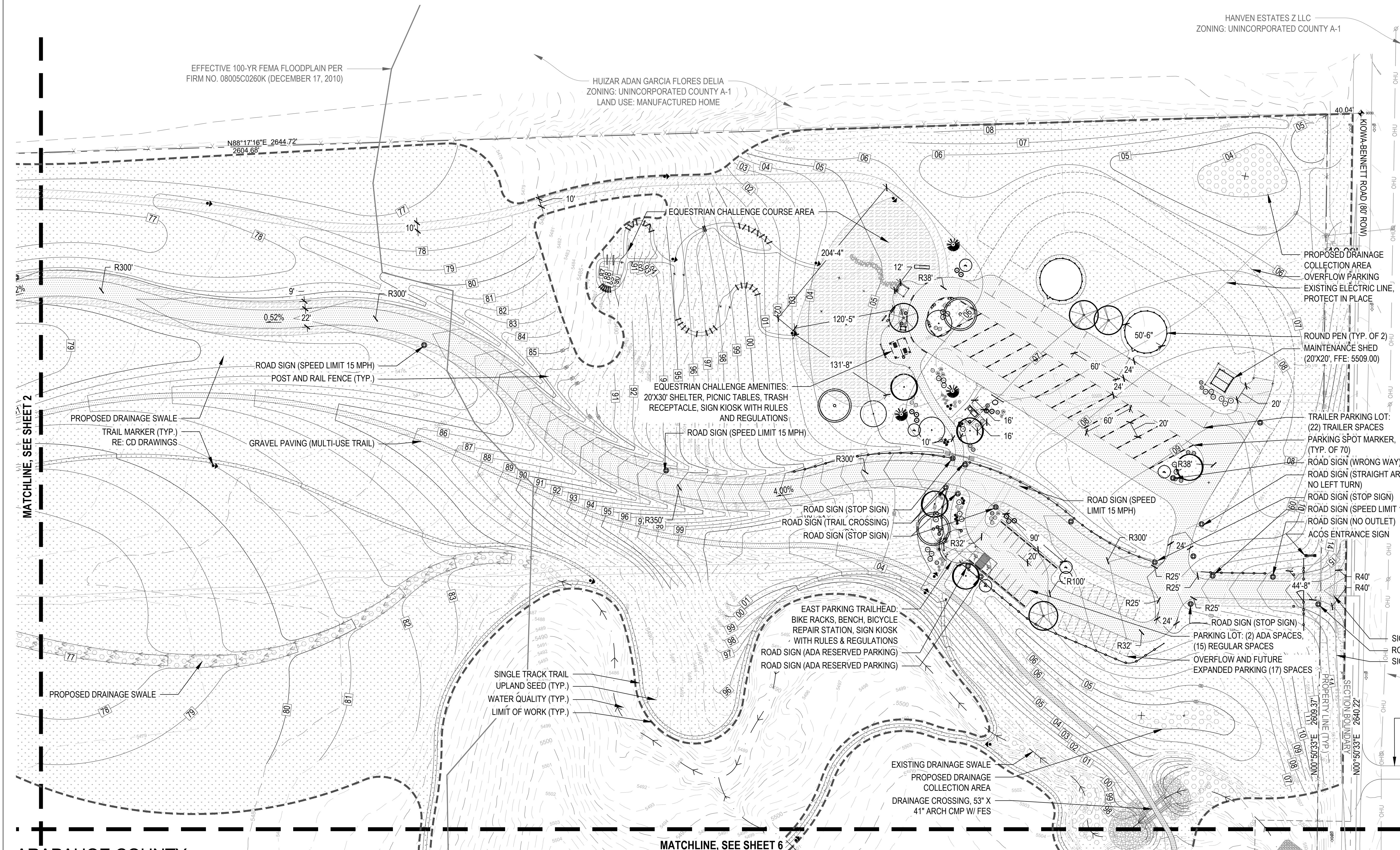
JAMES COPELAND, SARAH COPELAND
ZONING: UNINCORPORATED COUNTY A-1
LAND USE: TRADITIONAL

DRIVEWAY INTO COPELAND PROPERTY
(DRIVEWAY LOCATION AND DIMENSIONS ARE APPROXIMATE AND ARE ESTIMATED BASED ON AERIAL IMAGERY)



SITE LANDSCAPE PLAN
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 5 OF 19

stream
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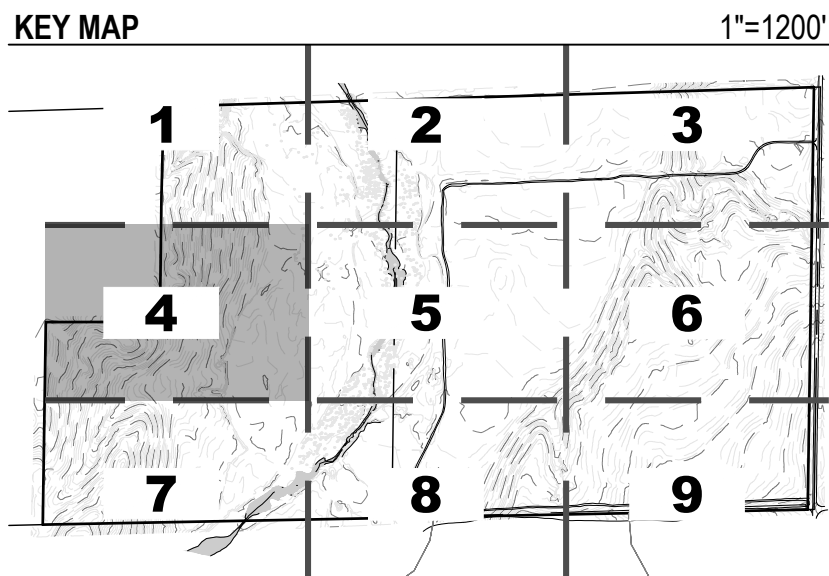


ARAPAHOE COUNTY
CASE NO. LE24-002

KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



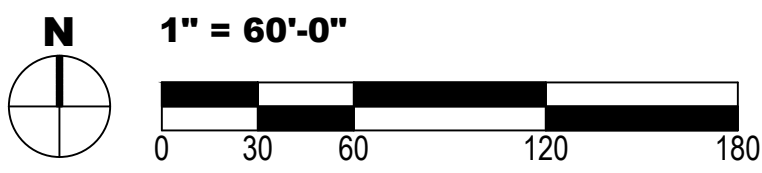
- NOTES:**
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SITE LEGEND

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SITE LANDSCAPE PLAN
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 6 OF 19

stream
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MATCHLINE, SEE SHEET 1

MATCHLINE, SEE SHEET 5

MATCHLINE, SEE SHEET 7

PEGGY LUCILLE JACOB REVOCABLE TRUST
ZONING: UNINCORPORATED COUNTY A-1
LAND USE: TRADITIONAL

APPROXIMATE BOUNDARY OF PRAIRIE
DOG COLONY, PER 2022 SURVEY, TYP.
EXISTING DRAINAGE SWALE, TYP.

SINGLE TRACK TRAIL (TYP.)
EXPLORATORY PROMPT SIGN
HIGH POINT OVERLOOK NODE

TRAIL MARKER (TYP.)
RE: CD DRAWINGS

PROPERTY LINE, TYP.

GRAVEL PAVING (MULTI-USE TRAIL)
MOWED VEGETATION (EQUESTRIAN TRAIL)
LIMIT OF WORK (TYP.)

ARAPAHOE COUNTY
CASE NO. LE24-002

KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO

MATCHLINE, SEE SHEET 2

EXPLORATORY PROMPT SIGN
TRAIL MARKER (TYP.)
RE: CD DRAWINGS

ORDINARY HIGH
WATER MARK (TYP.)
WETLAND (TYP.)
PROPOSED 100-YR
FLOODPLAIN

LIMIT OF WORK (TYP.)
MOWED VEGETATION (EQUESTRIAN TRAIL)
GRAVEL PAVING (MULTI-USE TRAIL)
TRAILSIDE INTERPRETIVE SIGN
EQUESTRIAN HITCHING POST

EFFECTIVE 100-YR FEMA FLOODPLAIN PER
FIRM NO. 08005C0260K (DECEMBER 17, 2010)

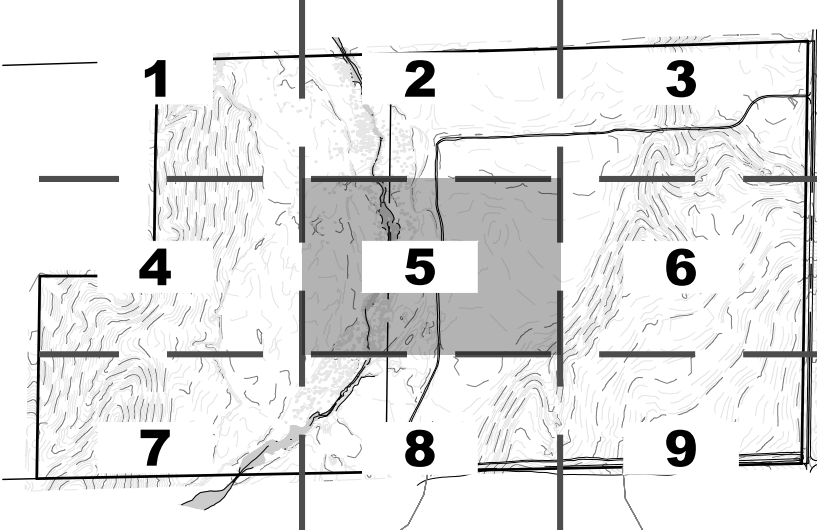
MATCHLINE, SEE SHEET 8

MATCHLINE, SEE SHEET 4

MATCHLINE, SEE SHEET 6

ARAPAHOE COUNTY
CASE NO. LE24-002

KEY MAP 1"=1200'



NOTES:

1. PLANS ARE REPRESENTATIVE OF THE DESIGN DEVELOPMENT PHASE. LAYOUT AND DETAILS MAY ADJUST FOR FINAL.
2. ALL ITEMS PROPOSED UNLESS NOTED AS EXISTING.
3. MAXIMUM LONGITUDINAL SLOPE FOR CONCRETE WALKS AND GRAVEL ROADBASE TRAILS SHALL BE 4.5%. MAXIMUM CROSS SLOPE FOR ALL WALKS SHALL NOT BE GREATER THAN 2%.

SITE LEGEND

- EXISTING TREES
- CONCRETE PAVING
- GRAVEL PAVING
- MOWED AREA / TRAIL
- SINGLE-TRACK TRAIL
- SITE SEATING
 - PICNIC TABLE
 - TRASH RECEPTACLE
 - BIKE RACK
 - WHEEL STOP
 - ROAD SIGN
 - SIGN KIOSK
- CREEK FLOW DIRECTION
- POST AND RAIL FENCE
- EASEMENT
- PROPERTY LINE
- SECTION CORNER (SURVEY)
- LIMIT OF WORK
- PROPOSED 100-YR FLOODPLAIN
- EFFECTIVE 100-YR FEMA FLOODPLAIN PER FIRM NO. 08005C0260K (DECEMBER 17, 2010)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- 1' CONTOUR
- 5' CONTOUR
- CONTOUR LABEL
- SLOPE

PLANTING LEGEND

- DECIDUOUS TREES (QTY. 3)
- DECIDUOUS TREES, POLE (QTY. 5)
- EVERGREEN TREES (QTY. 3)
- SHRUBS
- UPLAND SEED (QTY. 32 AC.)
- SHORTGRASS UPLAND SEED (QTY. 3 AC.)
- RIPARIAN SEED (QTY. 0.3 AC.)
- WATER QUALITY SEED (QTY. 2.5 AC.)



1" = 60'-0"



SITE LANDSCAPE PLAN
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 7 OF 19

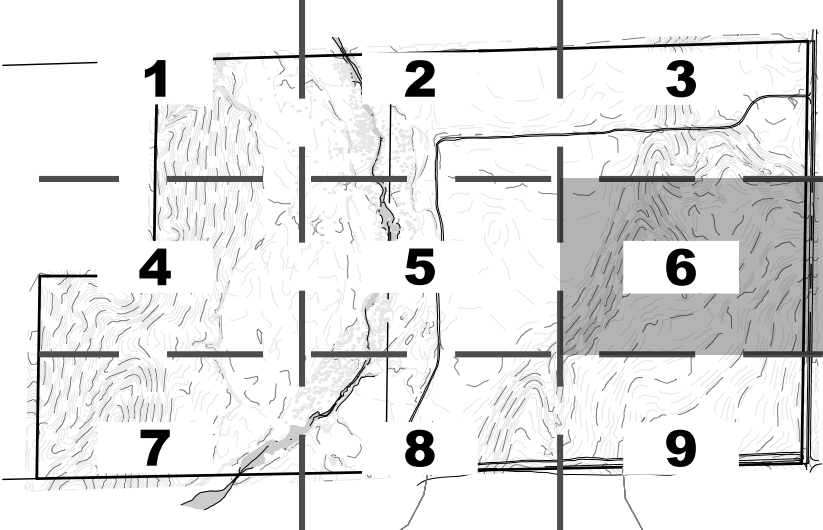
stream
landscape architecture + planning
A LIMITED LIABILITY COMPANY
899 LOGAN STREET, STE. 500
DENVER, CO 80203
720.663.7352

KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO

KEY MAP 1"=1200'



NOTES:

1. PLANS ARE REPRESENTATIVE OF THE DESIGN DEVELOPMENT PHASE. LAYOUT AND DETAILS MAY ADJUST FOR FINAL.
2. ALL ITEMS PROPOSED UNLESS NOTED AS EXISTING.
3. MAXIMUM LONGTUDINAL SLOPE FOR CONCRETE WALKS AND GRAVEL ROADBASE TRAILS SHALL BE 4.5%. MAXIMUM CROSS SLOP FOR ALL WALKS SHALL NOT BE GREATER THAN 2%.

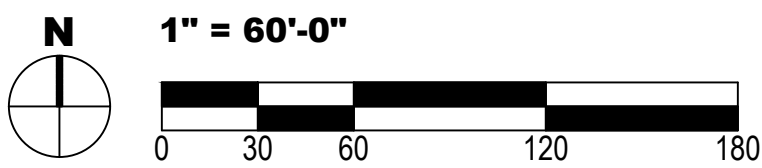
SITE LEGEND

- EXISTING TREES
- CONCRETE PAVING
- GRAVEL PAVING
- MOWED AREA / TRAIL
- SINGLE-TRACK TRAIL
- SITE SEATING
 - PICNIC TABLE
 - TRASH RECEPTACLE
 - BIKE RACK
 - WHEEL STOP
 - ROAD SIGN
 - SIGN KIOSK
- CREEK FLOW DIRECTION
- POST AND RAIL FENCE
- EASEMENT
- PROPERTY LINE
- SECTION CORNER (SURVEY)
- LIMIT OF WORK
- PROPOSED 100-YR FLOODPLAIN
- EFFECTIVE 100-YR FEMA FLOODPLAIN PER FIRM NO. 08005CD260K (DECEMBER 17, 2010)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- 1' CONTOUR
- 5' CONTOUR
- CONTOUR LABEL
- SLOPE

PLANTING LEGEND

- DECIDUOUS TREES (QTY. 3)
- DECIDUOUS TREES, POLE (QTY. 5)
- EVERGREEN TREES (QTY. 3)
- SHRUBS
- UPLAND SEED (QTY. 32 AC.)
- SHORTGRASS UPLAND SEED (QTY. 3 AC.)
- RIPARIAN SEED (QTY. 0.3 AC.)
- WATER QUALITY SEED (QTY. 2.5 AC.)

JAMES COPELAND, SARAH COPELAND
ZONING: UNINCORPORATED COUNTY A-1
LAND USE: TRADITIONAL



SITE LANDSCAPE PLAN
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 8 OF 19

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MATCHLINE, SEE SHEET 3

PROPOSED 54" STORM CULVERT BY
TOWN OF BENNETT PROJECT NO. 21-012
Q100-201.36 CFS (BY OTHERS)
PROPOSED STORM CULVERT EASEMENT
(BY OTHERS)
LIMIT OF WORK (TYP.)

TRAIL MARKER (TYP.)
RE: CD DRAWINGS

EXISTING DRAINAGE SWALE (TYP.)
MOWED VEGETATION (EQUESTRIAN TRAIL)
GRAVEL PAVING (MULTI-USE TRAIL)
SINGLE TRACK TRAIL

EFFECTIVE 100-YR FEMA FLOODPLAIN PER
FIRM NO. 08005CD260K (DECEMBER 17, 2010)

MATCHLINE, SEE SHEET 5

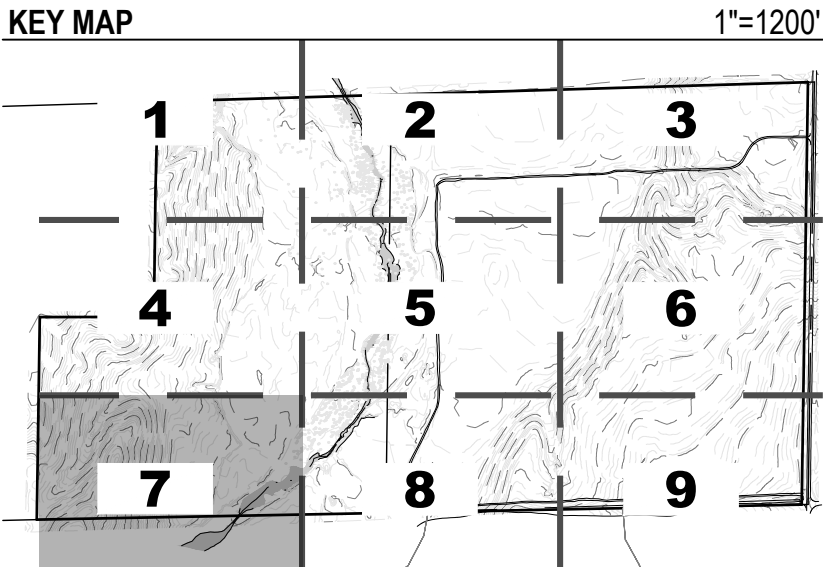
MATCHLINE, SEE SHEET 9

ARAPAHOE COUNTY
CASE NO. LE24-002

KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



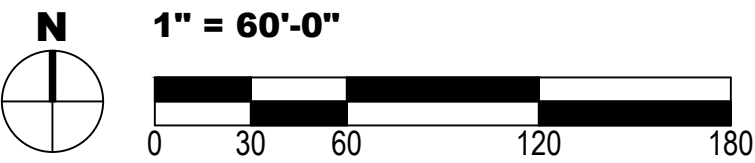
- NOTES:**
1. PLANS ARE REPRESENTATIVE OF THE DESIGN DEVELOPMENT PHASE. LAYOUT AND DETAILS MAY ADJUST FOR FINAL.
 2. ALL ITEMS PROPOSED UNLESS NOTED AS EXISTING.
 3. MAXIMUM LONGITUDINAL SLOPE FOR CONCRETE WALKS AND GRAVEL ROADBASE TRAILS SHALL BE 4.5%. MAXIMUM CROSS SLOPE FOR ALL WALKS SHALL NOT BE GREATER THAN 2%.

SITE LEGEND

- EXISTING TREES
- CONCRETE PAVING
- GRAVEL PAVING
- MOWED AREA / TRAIL
- SINGLE-TRACK TRAIL
- SITE SEATING
 - PICNIC TABLE
 - TRASH RECEPTACLE
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 - SIGN KIOSK
- CREEK FLOW DIRECTION
- POST AND RAIL FENCE
- EASEMENT
- PROPERTY LINE
- SECTION CORNER (SURVEY)
- LIMIT OF WORK
- PROPOSED 100-YR FLOODPLAIN
- EFFECTIVE 100-YR FEMA FLOODPLAIN PER FIRM NO. 08005CD260K (DECEMBER 17, 2010)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- 1' CONTOUR
- 5' CONTOUR
- CONTOUR LABEL
- SLOPE

PLANTING LEGEND

- DECIDUOUS TREES (QTY. 3)
- DECIDUOUS TREES, POLE (QTY. 5)
- EVERGREEN TREES (QTY. 3)
- SHRUBS
 - UPLAND SEED (QTY. 32 AC.)
 - SHORTGRASS UPLAND SEED (QTY. 3 AC.)
 - RIPARIAN SEED (QTY. 0.3 AC.)
 - WATER QUALITY SEED (QTY. 2.5 AC.)



SITE LANDSCAPE PLAN
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 9 OF 19

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MATCHLINE, SEE SHEET 4

LIMIT OF WORK (TYP.)

MEADOW OVERLOOK NODE
EXPLORATORY PROMPT SIGN

SINGLE TRACK TRAIL
MOWED VEGETATION (EQUESTRIAN TRAIL)
GRAVEL PAVING (MULTI-USE TRAIL)

PROPOSED 100-YR FLOODPLAIN
EFFECTIVE 100-YR FEMA FLOODPLAIN PER
FIRM NO. 08005CD260K (DECEMBER 17, 2010)

APPROXIMATE BOUNDARY OF PRAIRIE
DOG COLONY, PER 2022 SURVEY, TYP.
EXISTING DRAINAGE SWALE, TYP.

PROPERTY LINE (TYP.)

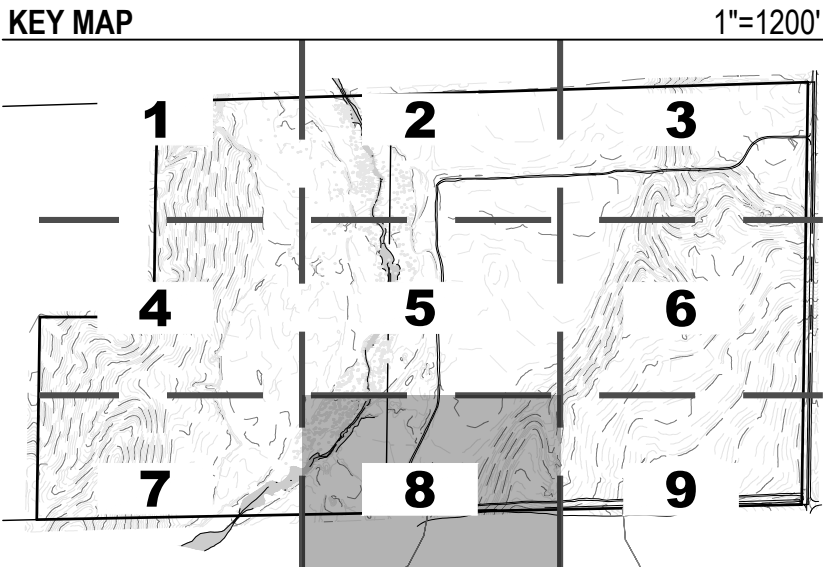
CONVERSE FAMILY LIMITED PARTNERSHIP
ZONING: UNINCORPORATED COUNTY A-1
LAND USE: TRADITIONAL

ARAPAHOE COUNTY
CASE NO. LE24-002

KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



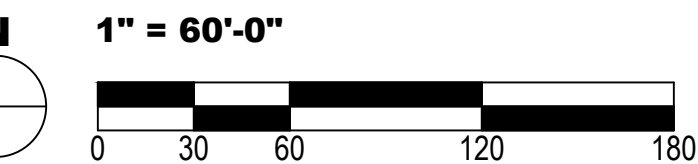
- NOTES:**
1. PLANS ARE REPRESENTATIVE OF THE DESIGN DEVELOPMENT PHASE. LAYOUT AND DETAILS MAY ADJUST FOR FINAL.
 2. ALL ITEMS PROPOSED UNLESS NOTED AS EXISTING.
 3. MAXIMUM LONGITUDINAL SLOPE FOR CONCRETE WALKS AND GRAVEL ROADBASE TRAILS SHALL BE 4.5%. MAXIMUM CROSS SLOPE FOR ALL WALKS SHALL NOT BE GREATER THAN 2%.

SITE LEGEND

- EXISTING TREES
- CONCRETE PAVING
- GRAVEL PAVING
- MOWED AREA / TRAIL
- SINGLE-TRACK TRAIL
- SITE SEATING
- PICNIC TABLE
- TRASH RECEPTACLE
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- SIGN KIOSK
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- POST AND RAIL FENCE
- EASEMENT
- PROPERTY LINE
- SECTION CORNER (SURVEY)
- LIMIT OF WORK
- PROPOSED 100-YR FLOODPLAIN
- EFFECTIVE 100-YR FEMA FLOODPLAIN PER FIRM NO. 08005CD260K (DECEMBER 17, 2010)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- 1' CONTOUR
- 5' CONTOUR
- CONTOUR LABEL
- SLOPE

PLANTING LEGEND

- DECIDUOUS TREES (QTY. 3)
- DECIDUOUS TREES, POLE (QTY. 5)
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- WATER QUALITY SEED (QTY. 2.5 AC.)



SITE LANDSCAPE PLAN
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 10 OF 19

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MATCHLINE, SEE SHEET 5

PROPOSED 100-YR FLOODPLAIN

EFFECTIVE 100-YR FEMA FLOODPLAIN PER FIRM NO. 08005CD260K (DECEMBER 17, 2010)

EXISTING DRAINAGE SWALE (TYP.)

SOUTH OVERLOOK NODE:
12'X16' SHELTER, PICNIC TABLE, LOG BENCHES

SINGLE TRACK TRAIL

MOWED VEGETATION (EQUESTRIAN TRAIL)
GRAVEL PAVING (MULTI-USE TRAIL)
UPLAND SEED (TYP.)
SHORTGRASS UPLAND SEED (TYP.)
RIPARIAN SEED (TYP.)
RIPARIAN OVERLOOK NODE:
PICNIC TABLES, INTERPRETIVE SIGNAGE
LIMIT OF WORK (TYP.)

TRAIL MARKER (TYP.)
RE: CD DRAWINGS
HITCHING POST (TYP. OF 2)

ORDINARY HIGH WATER MARK (TYP.)
WETLAND (TYP.)
ROAD SIGN (FLOODED CREEK WARNING)

CONVERSE FAMILY LIMITED PARTNERSHIP
ZONING: UNINCORPORATED COUNTY A-1
LAND USE: TRADITIONAL

MATCHLINE, SEE SHEET 7

MATCHLINE, SEE SHEET 9

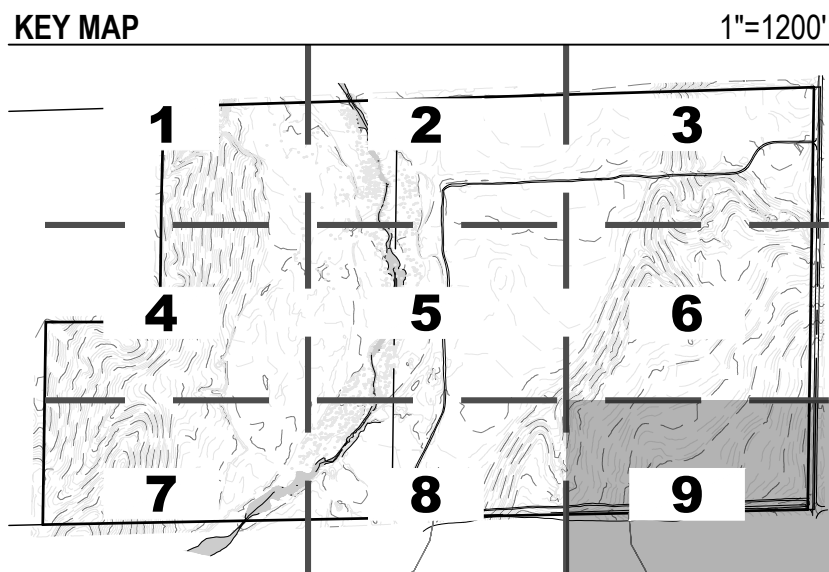
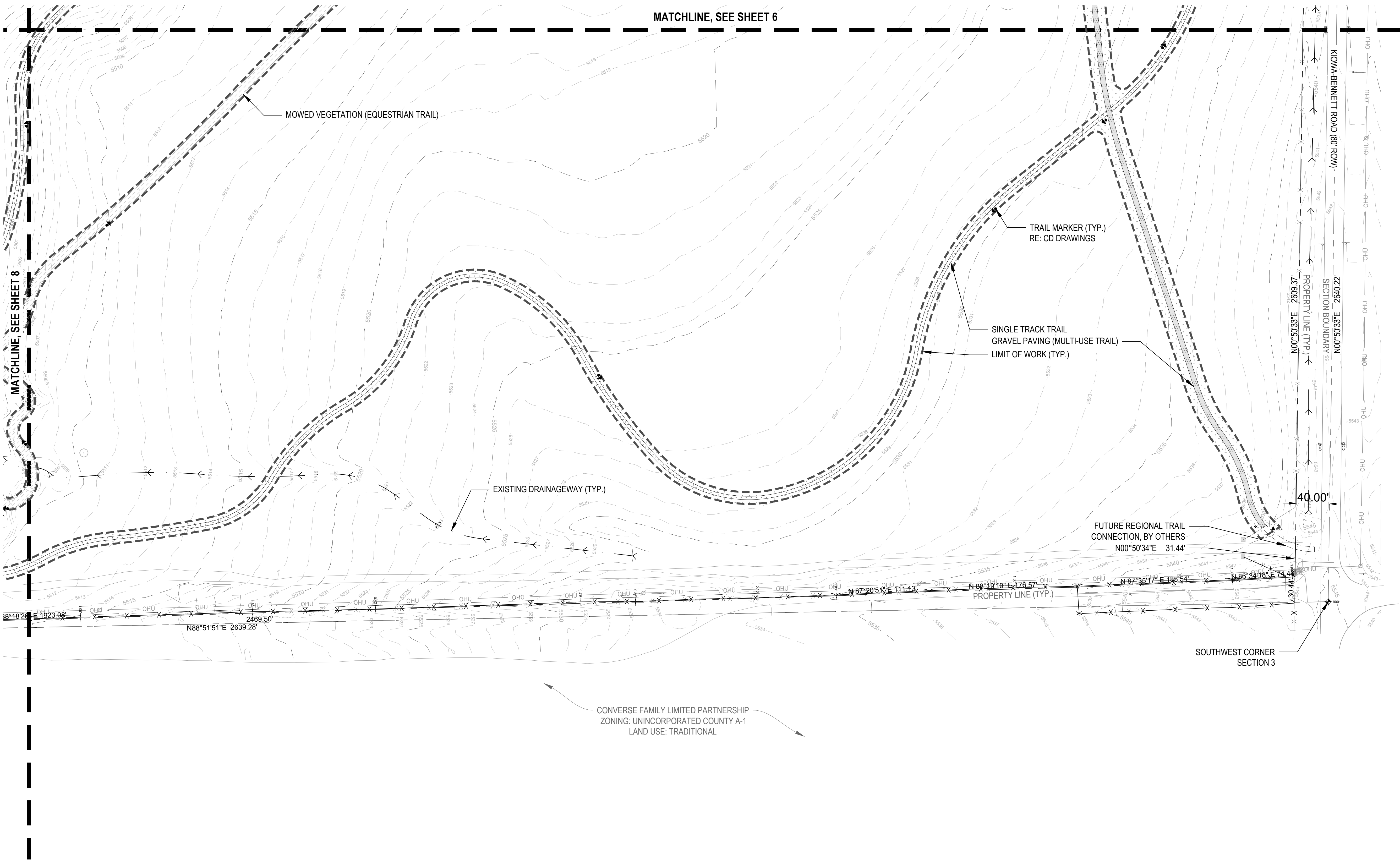
ARAPAHOE COUNTY
CASE NO. LE24-002

KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO

MATCHLINE, SEE SHEET 6



NOTES:

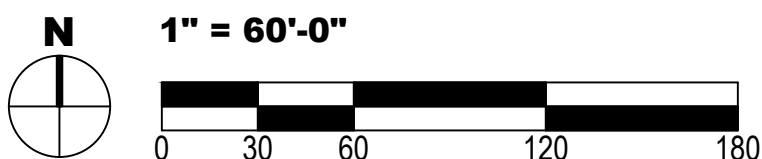
1. PLANS ARE REPRESENTATIVE OF THE DESIGN DEVELOPMENT PHASE. LAYOUT AND DETAILS MAY ADJUST FOR FINAL.
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SITE LEGEND

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- CONCRETE PAVING
- GRAVEL PAVING
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- 1' CONTOUR
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- CONTOUR LABEL
- SLOPE

PLANTING LEGEND

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- DECIDUOUS TREES, POLE (QTY. 5)
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- WATER QUALITY SEED (QTY. 2.5 AC.)

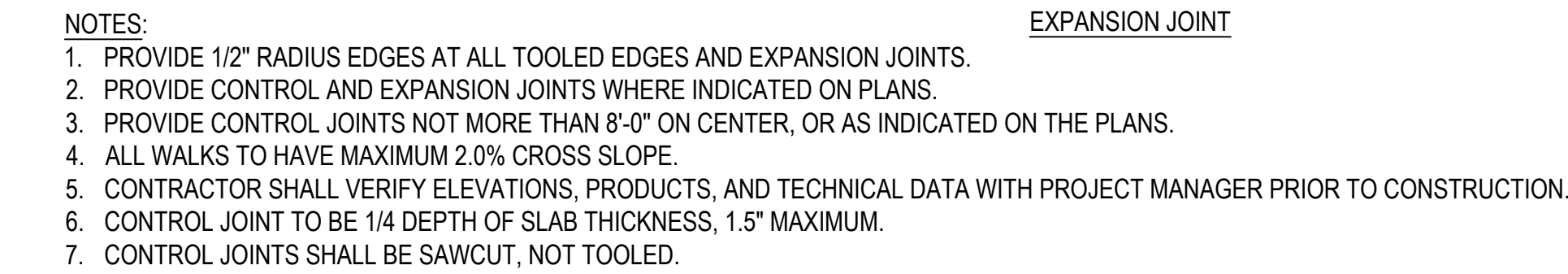
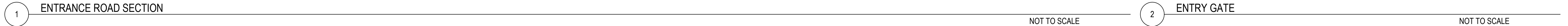


ARAPAHOE COUNTY
CASE NO. LE24-002

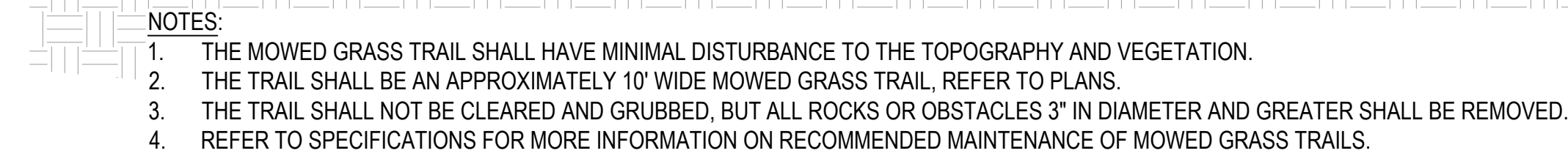
SITE LANDSCAPE PLAN
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 11 OF 19

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landscape architecture + planning
A LIMITED LIABILITY COMPANY
899 LOGAN STREET, STE. 500
DENVER, CO 80203
720.663.7352

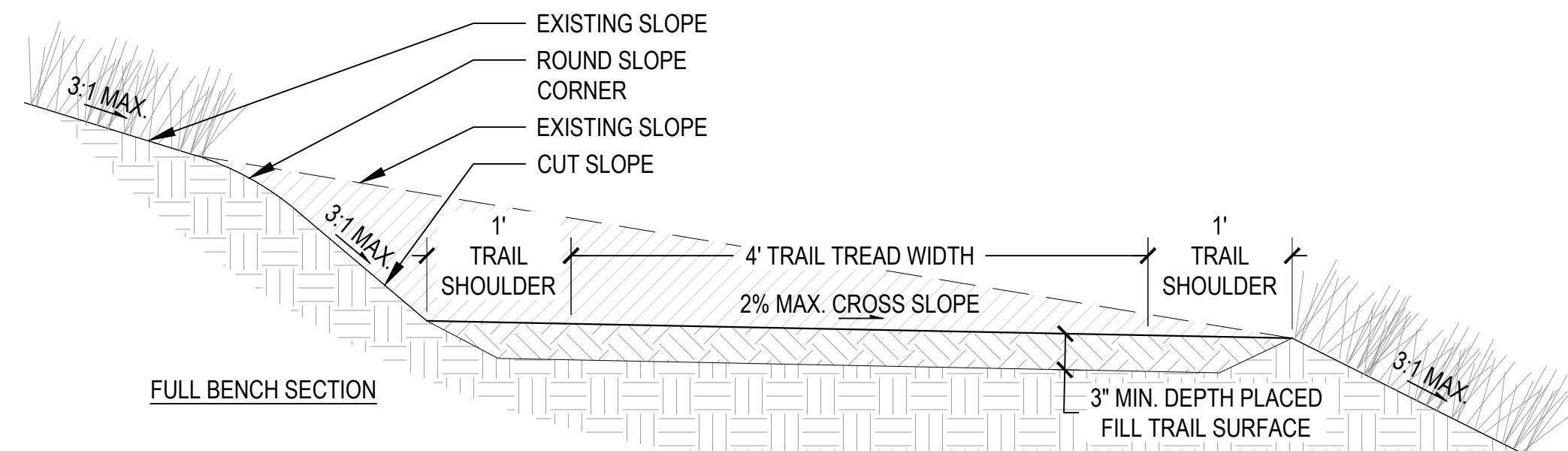
LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



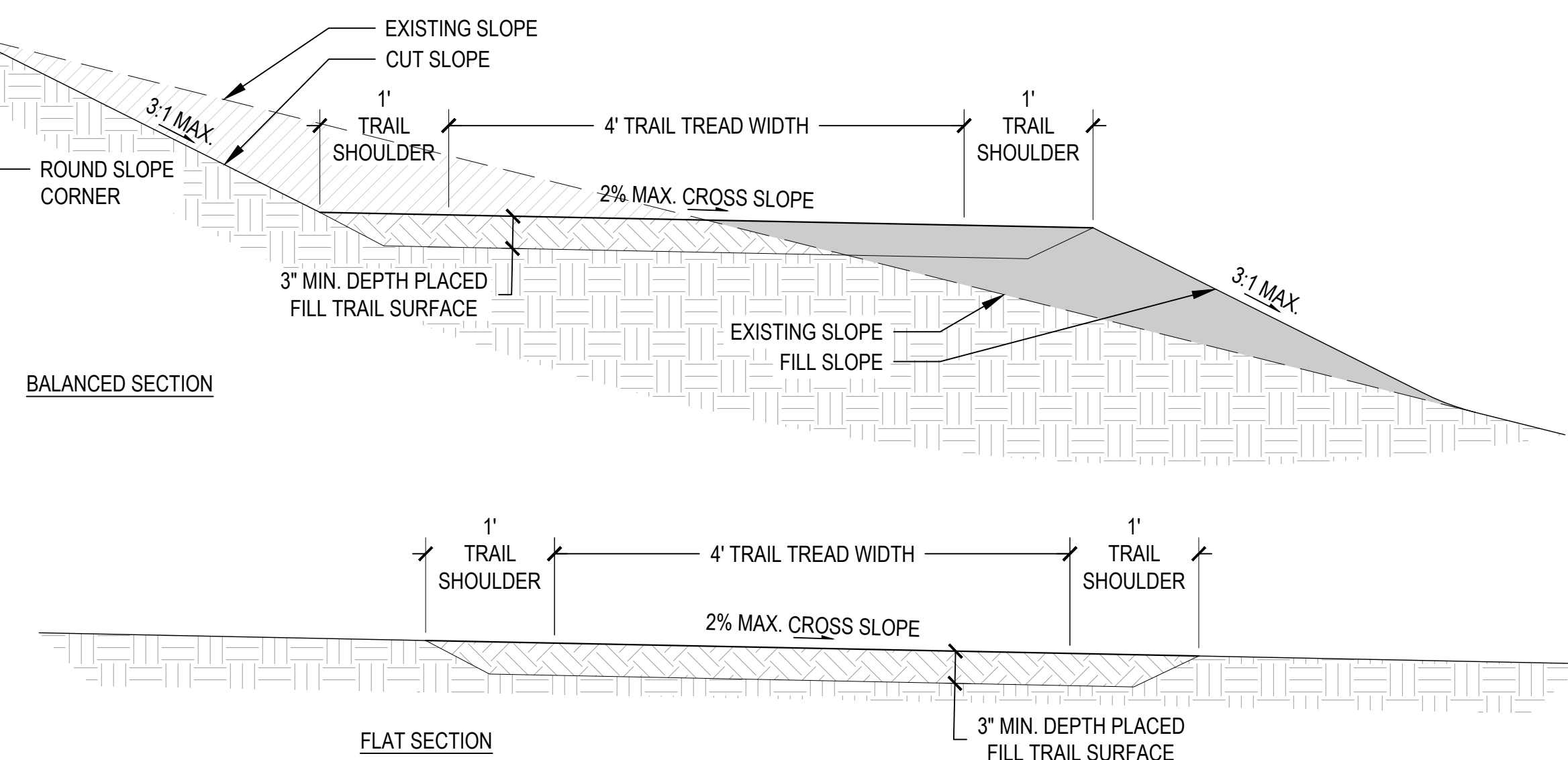
3 CONCRETE PAVING



4 MOWED VEGETATION



5 SINGLE TRACK TRAIL



- NOTES:**
1. PLACED FILL SHALL BE COMPACTED TO 95% MINIMUM.
 2. TRAIL SHALL BE CLEARED AND GRUBBED OF ORGANIC MATERIAL AND ROCKS GREATER THAN 3".
 3. ALL SINGLE TRACK TRAILS SHALL BE GRADED TO HAVE POSITIVE DRAINAGE.
 4. FINAL TRAIL LAYOUT SHALL BE STAKED IN THE FIELD, REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER.
 5. SHOULDERS OF TRAIL TO BE SEEDDED WITH SHORTGRASS UPLAND SEED MIX.
 6. ALL AREA DISTURBED BY TRAIL GRADING TO BE SEEDDED WITH SHORTGRASS UPLAND SEED MIX UNLESS OTHERWISE SPECIFIED ON PLANTING PLANS, REFER TO PLANTING PLANS AND SCHEDULE FOR MORE INFORMATION.

NOT TO SCALE

ARAPAHOE COUNTY
CASE NO. LE24-002

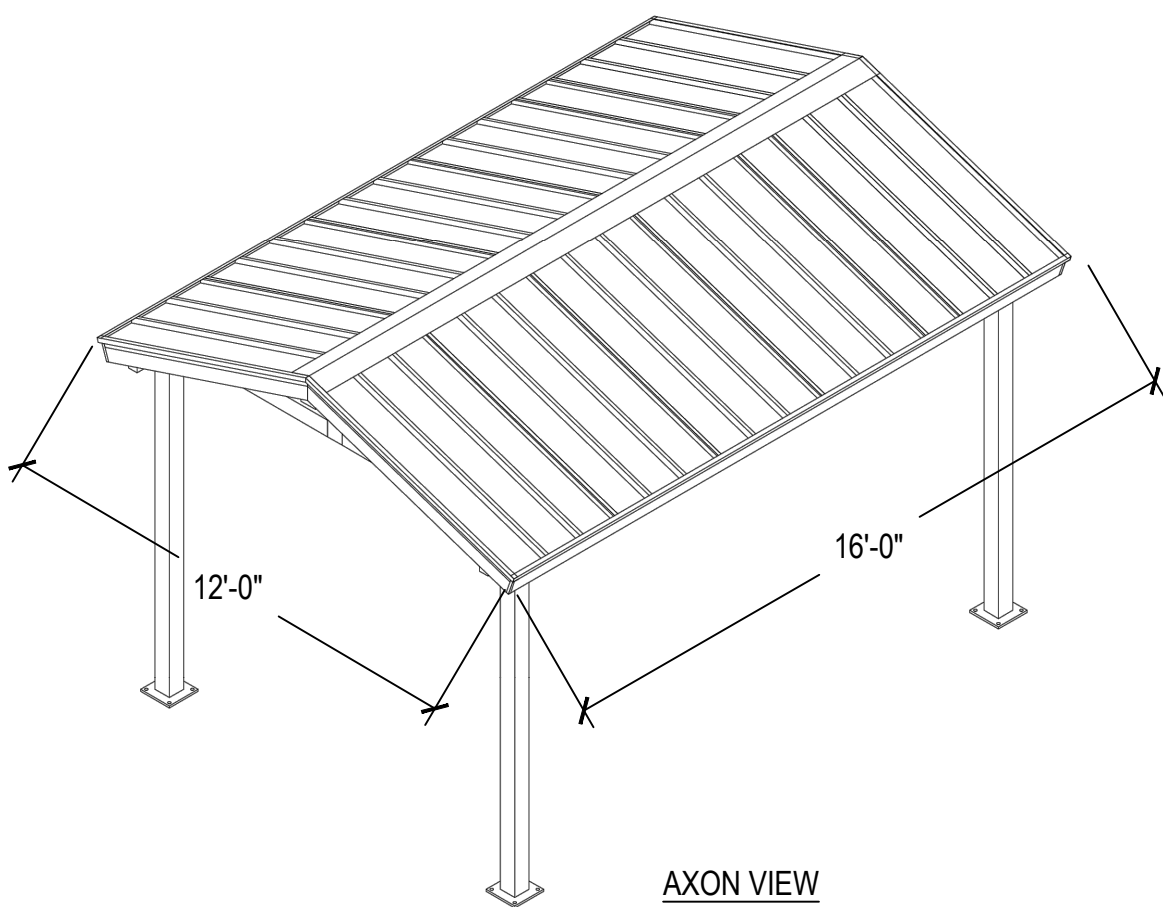
SITE DETAILS
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 12 OF 19

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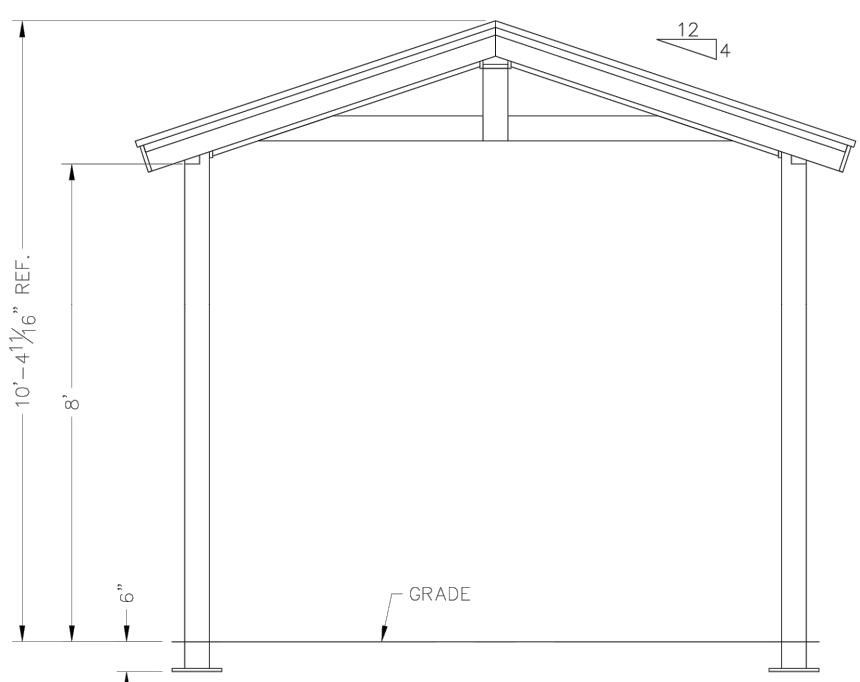
KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

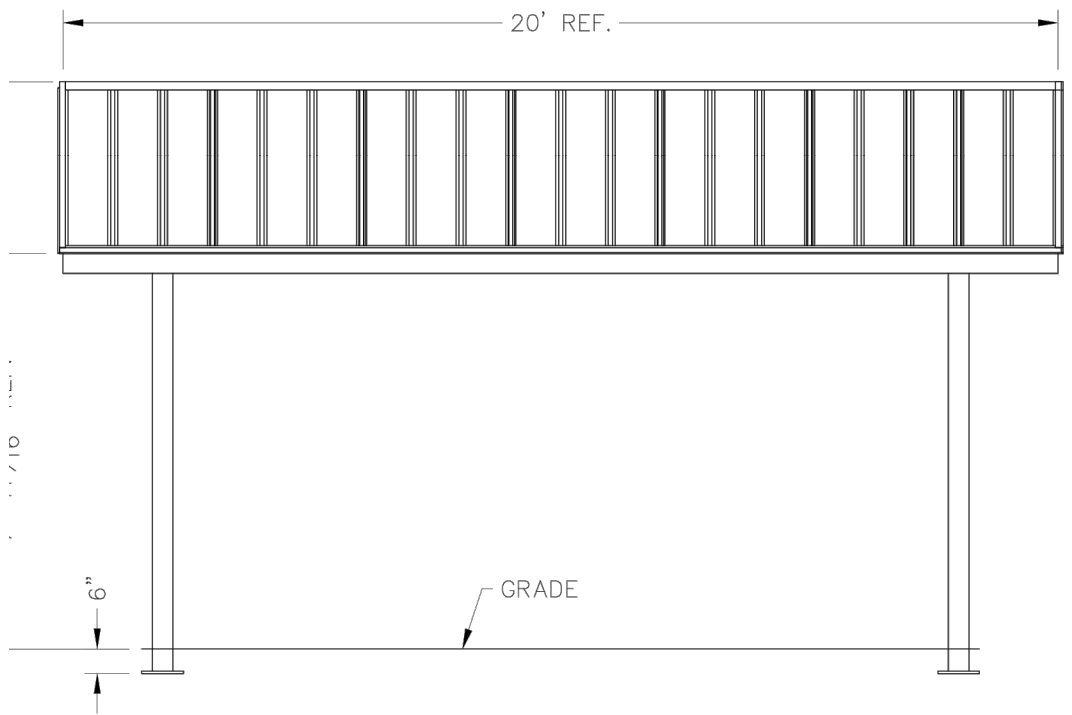
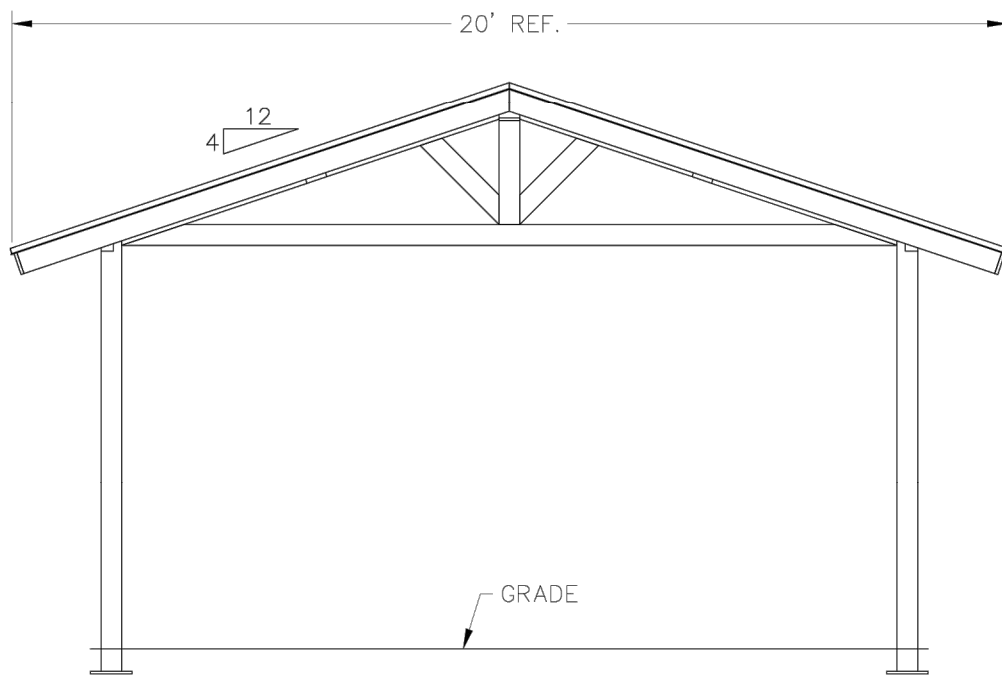
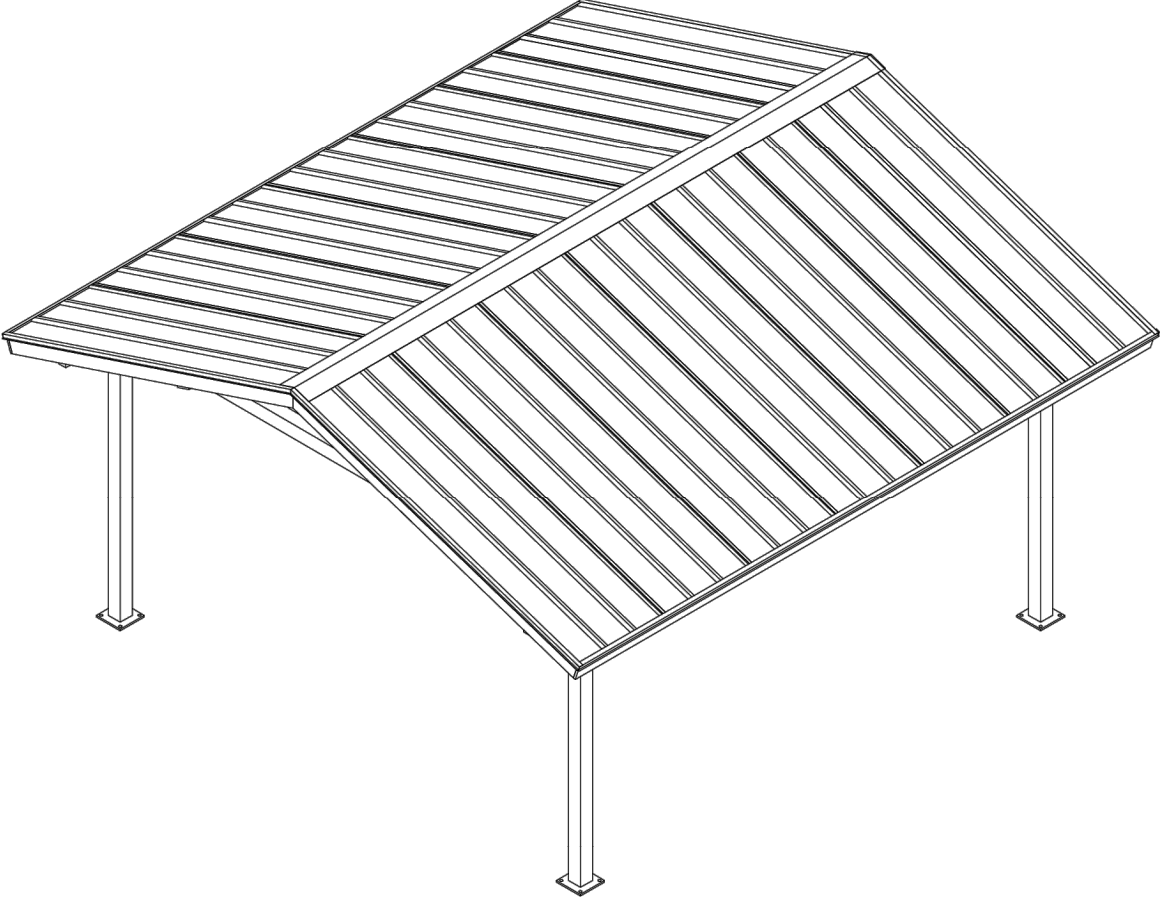
LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



AXON VIEW



FRONT ELEVATION

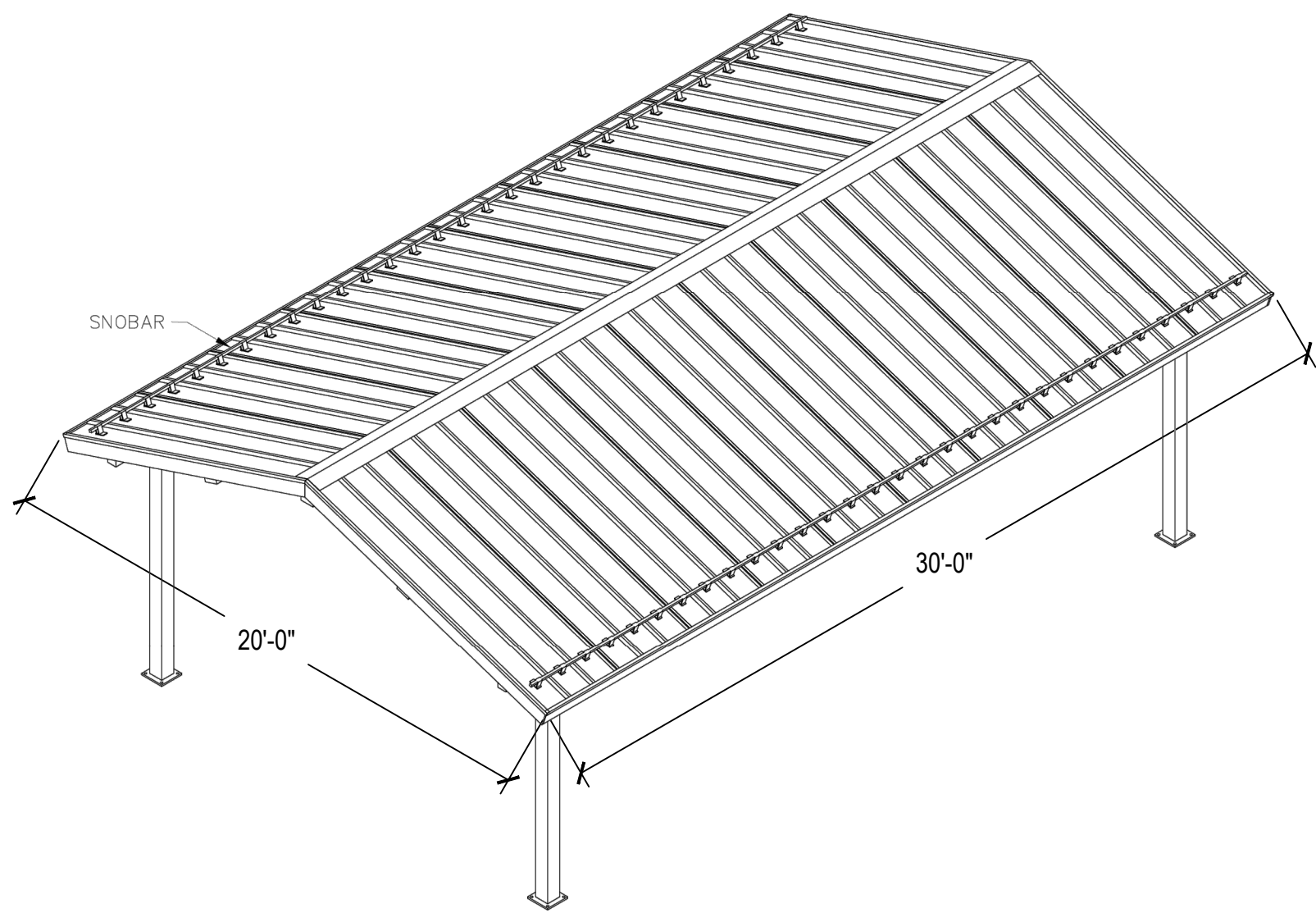


1 SHADE SHELTER 12' X 16'

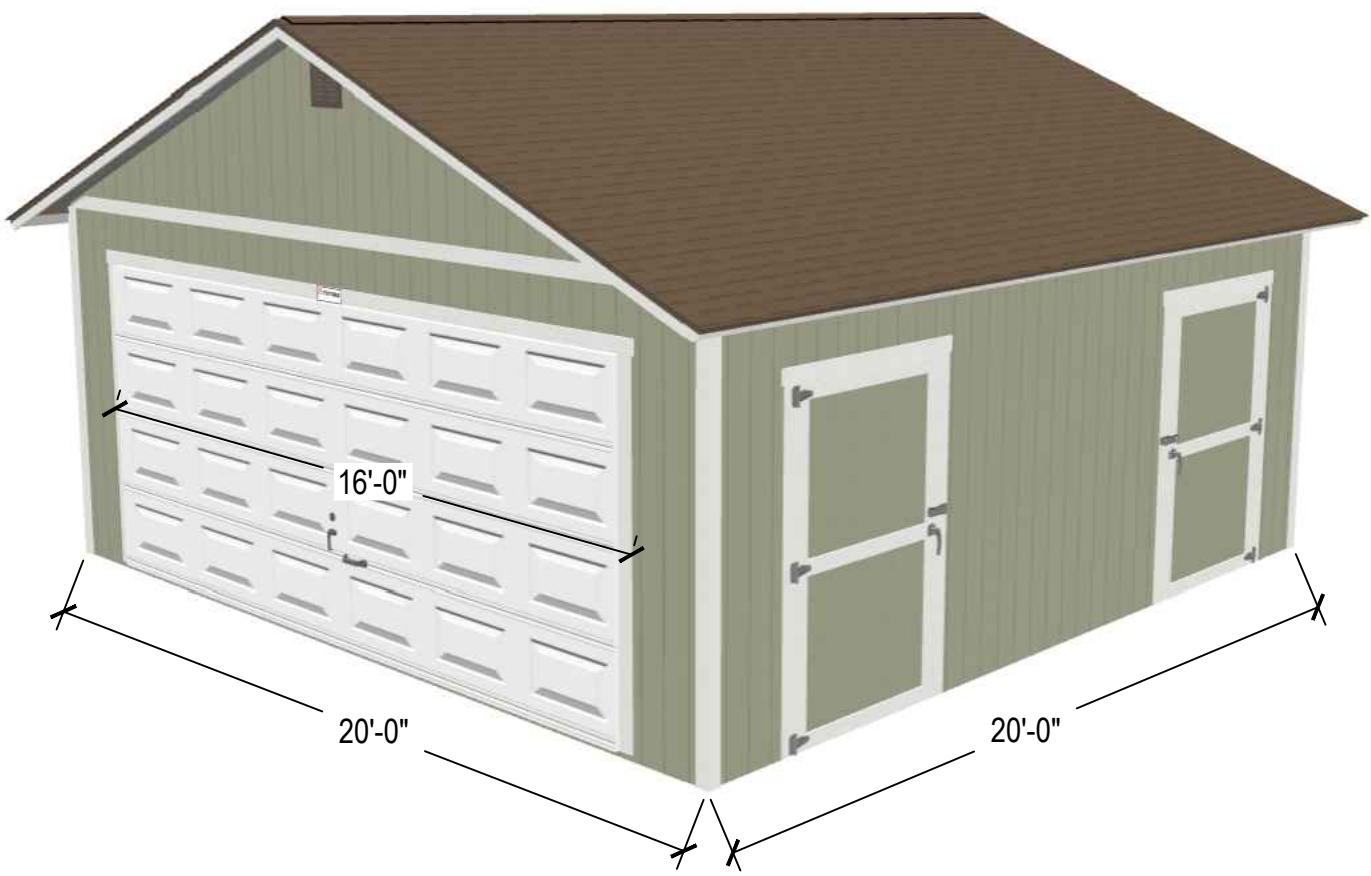
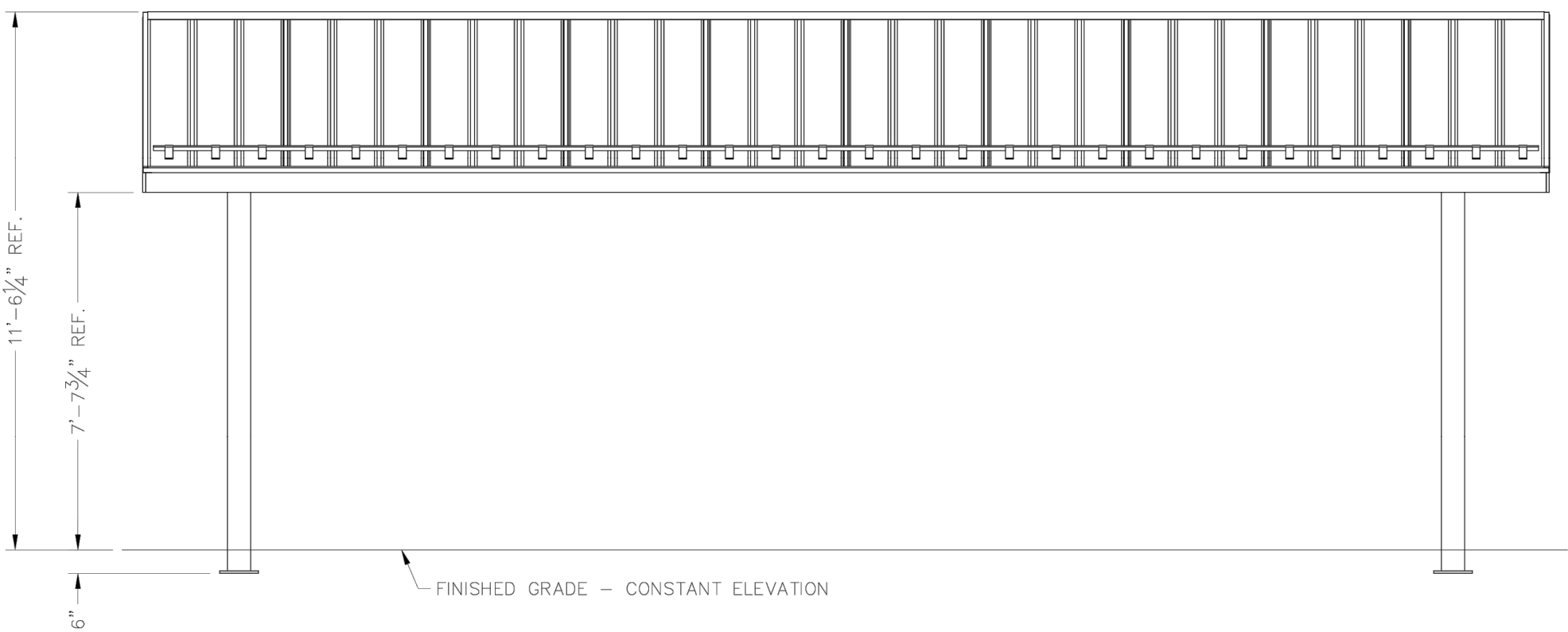
NOT TO SCALE

2 SHADE SHELTER 20' X 20'

NOT TO SCALE



3 SHADE SHELTER 20' X 30'



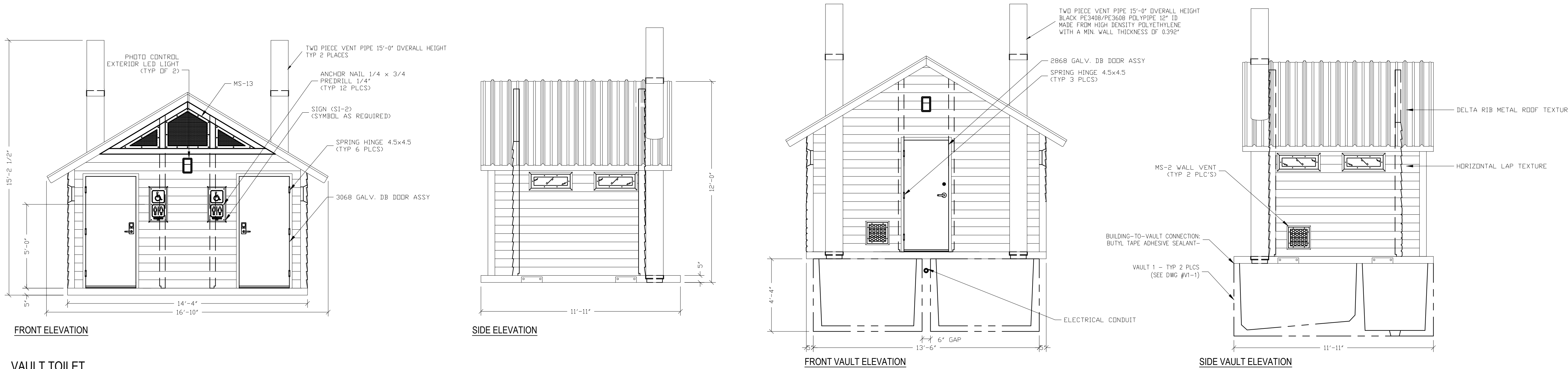
4 MAINTENANCE SHED

NOT TO SCALE

KIOWA CREEK OPEN SPACE

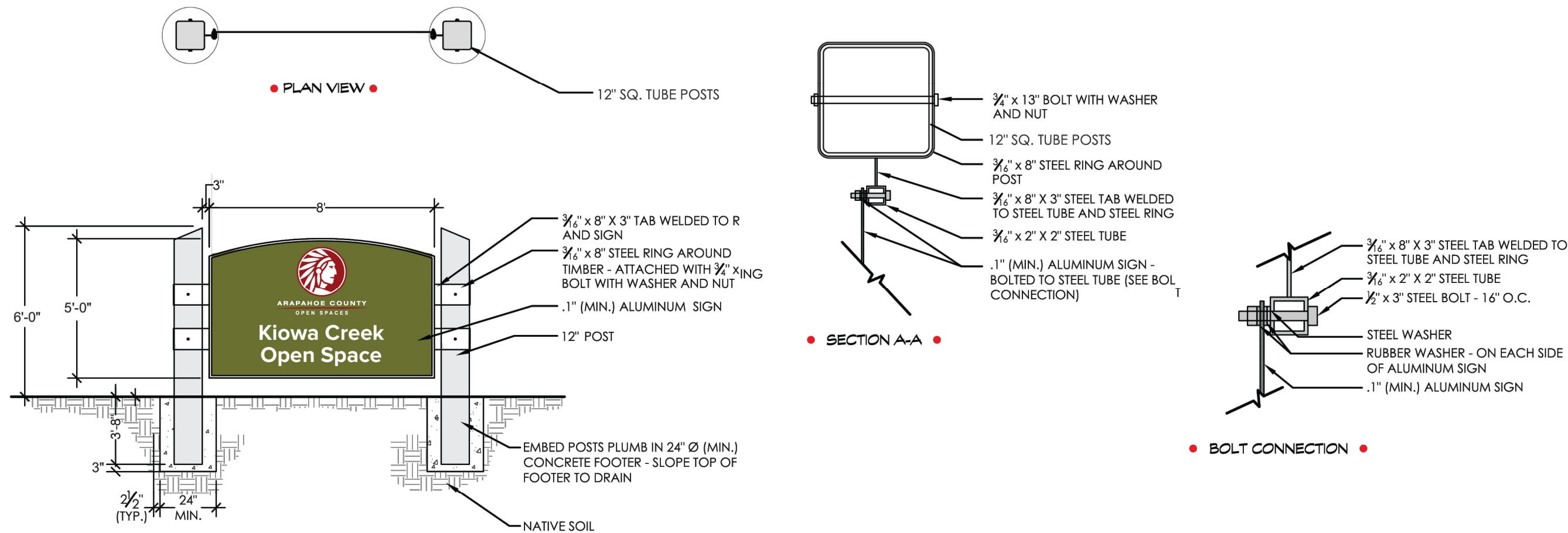
LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 VAULT TOILET

VAULT TOILET



- NOTES:
1. ALL STEEL TO BE POWDER COATED, COLOR SHALL BE CORVEL RUST #100091369 OR APPROVED EQUAL.
 2. ALL WOOD MEMBERS TO BE SOFT WOOD SPECIES AND SHALL BE TREATED ON SITE WITH WEATHERALL DECK AND FENCE UV GUARD. CONTRACTOR SHALL SUPPLY COLOR SAMPLES TO OWNER FOR APPROVAL.
 3. ALUMINUM SIGN TO CONFORM TO CDOT SIGN PANEL STANDARDS.
 4. SIGN SHALL BE POWDER COATED AND SILK SCREENED WITH THE FOLLOWING COLORS: RED PMS 201; GREEN PMS 5757 - ART FILES TO BE PROVIDED BY THE OWNER.

2 ENTRANCE SIGN

NOT TO SCALE

ARAPAHOE COUNTY
CASE NO. LE24-002

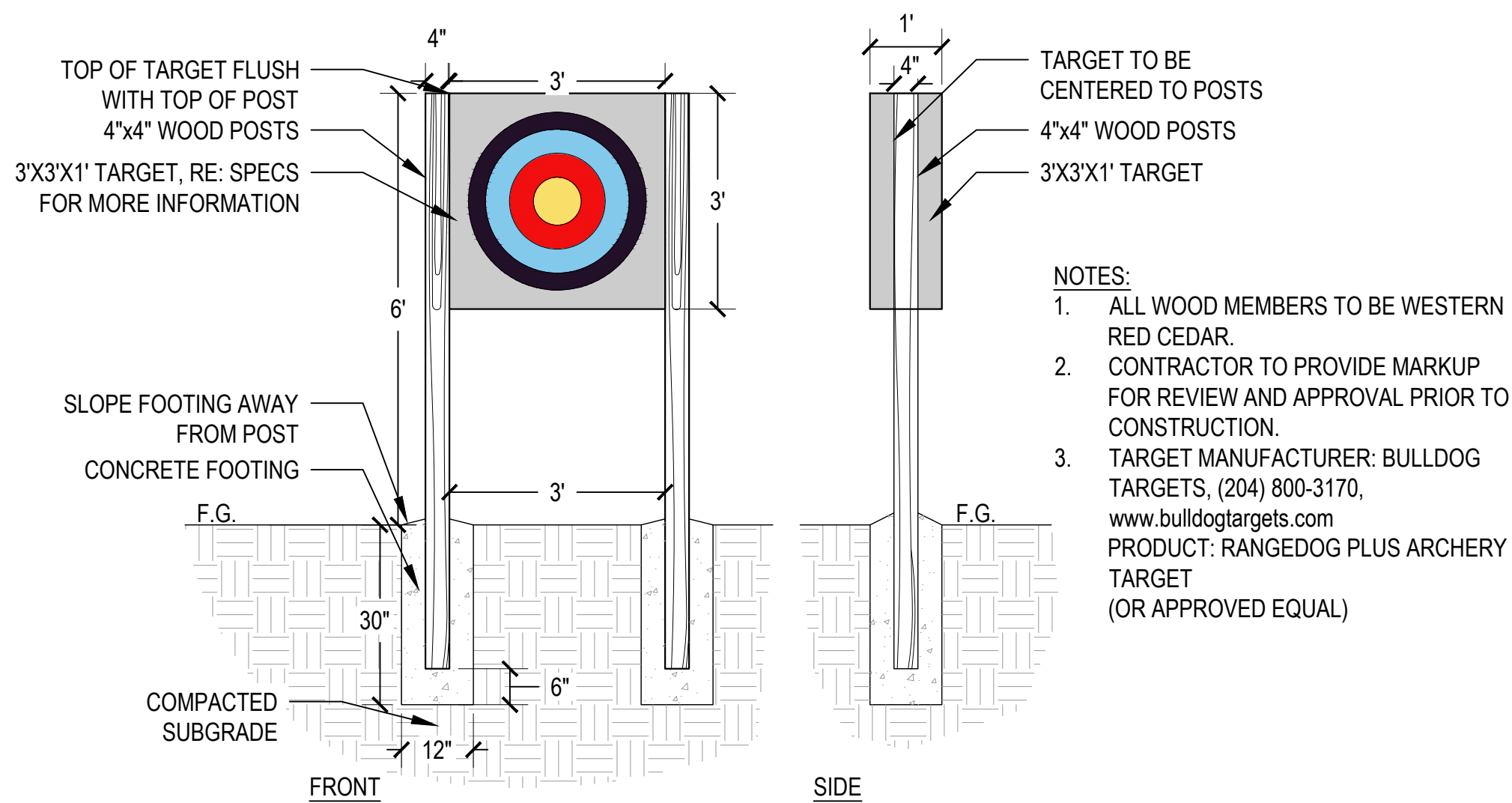
SITE DETAILS
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 14 OF 19

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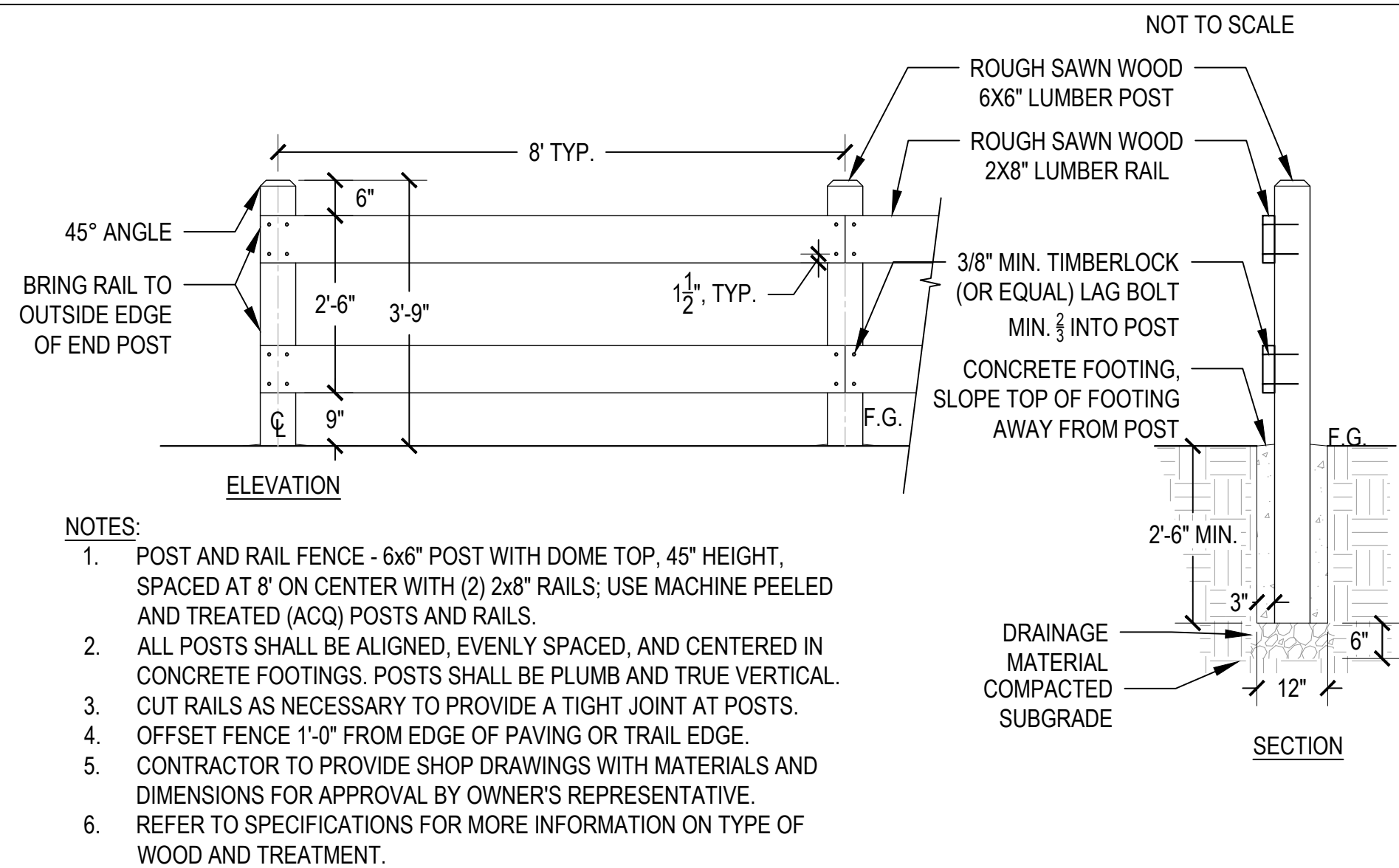
KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



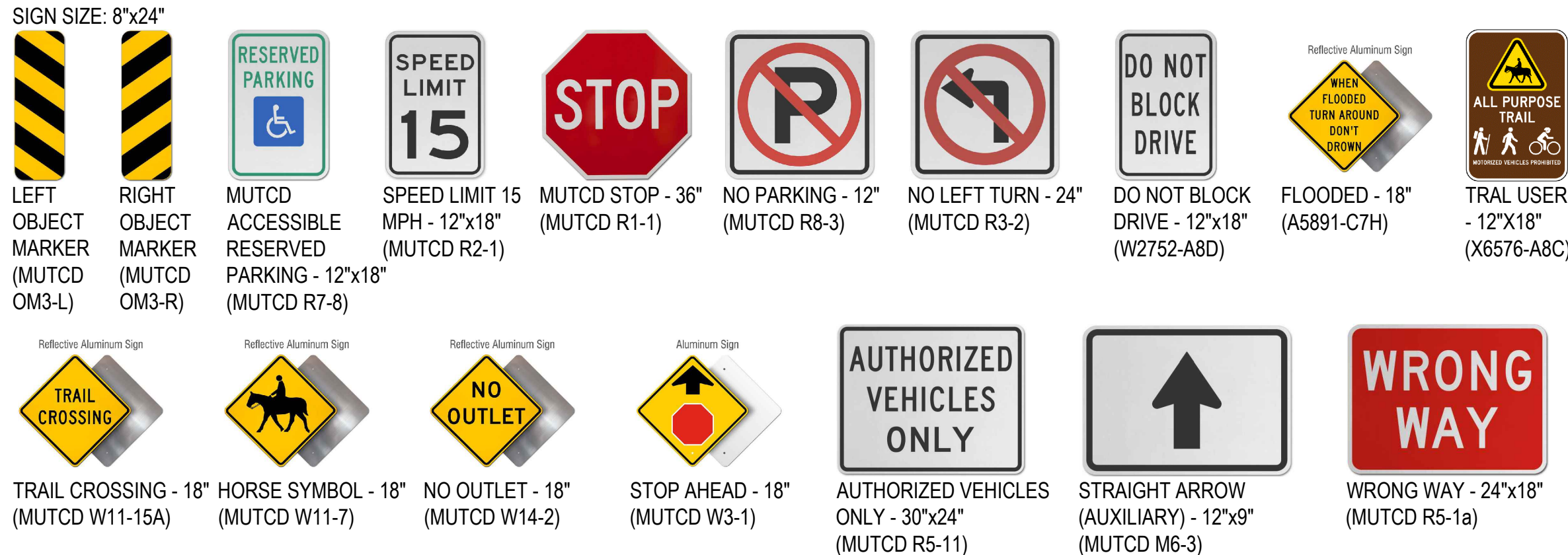
1 ARCHERY TARGET



3 POST AND RAIL FENCE



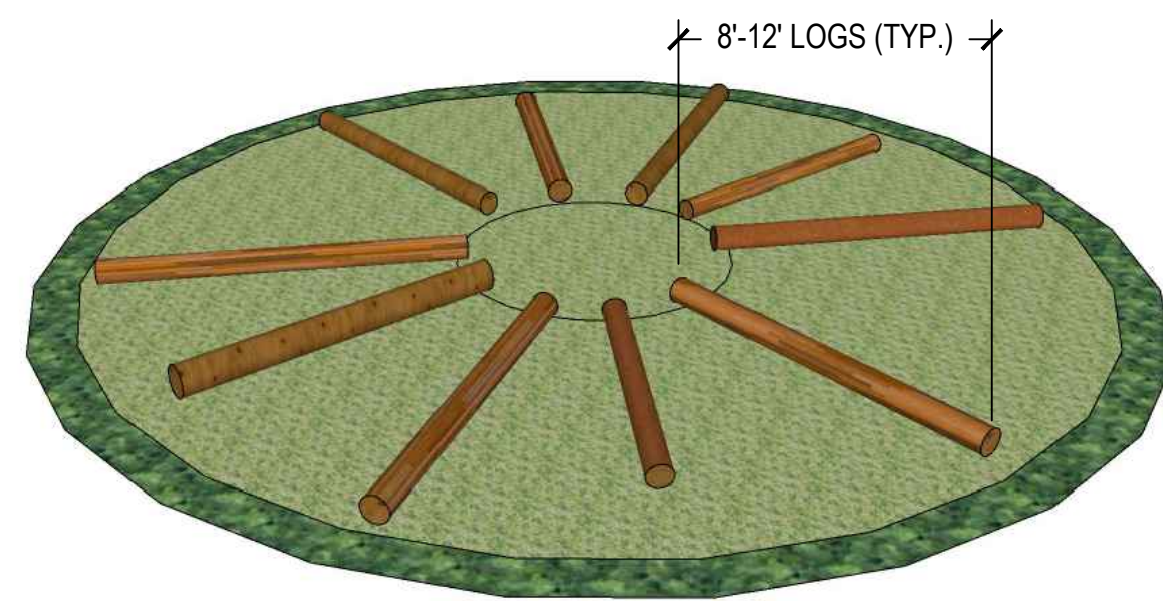
4 EQUESTRIAN HITTING POST



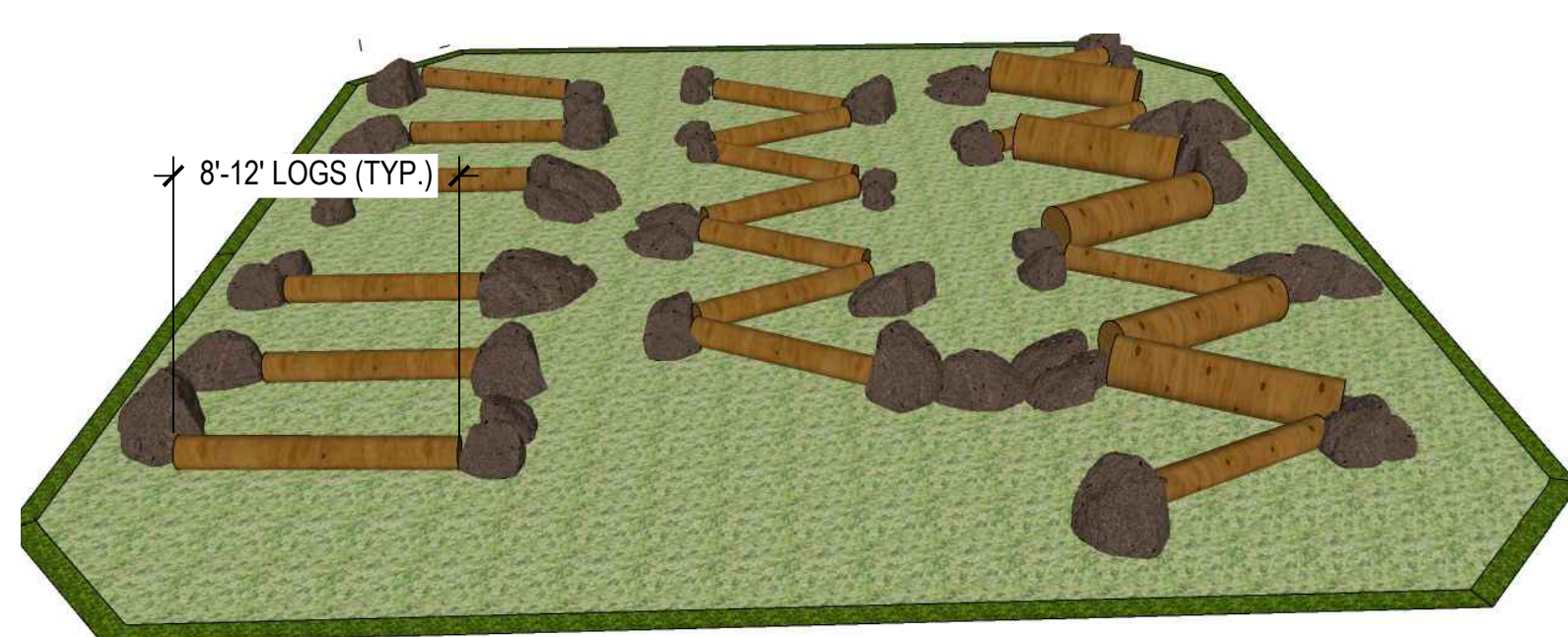
SIGN GRAPHICS
RE: PLANS FOR SPECIFIC SIGN LOCATIONS

- NOTES:**
1. SIGN DIMENSIONS VARY.
 2. SIGNS SHALL CONFORM TO MUTCD STANDARDS FOR MATERIAL AND PLACEMENT.
 3. SIGNS MAY REQUIRE SPECIAL PLACEMENT OR ROTATION. COORDINATE WITH PROJECT MANAGER.
 4. CONTRACTOR TO PROVIDE A MATERIAL SAMPLE OF SIGN FOR REVIEW AND APPROVAL BY PROJECT MANAGER. CONTRACTOR TO PROVIDE SHOP DRAWINGS SHOWING SIZE, MATERIALS, CONNECTIONS, AND INSTALLATION HARDWARE FOR EACH TYPE, AND GRAPHIC MOCKUP ILLUSTRATING EXACT SIZE, COLORS, AND GRAPHICS OF EACH SIGN.
 5. SIGNS, POSTS, AND HARDWARE SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR SO THAT POSTS AND SIGNS ARE LEVEL, PLUMB, AND AT ELEVATION.

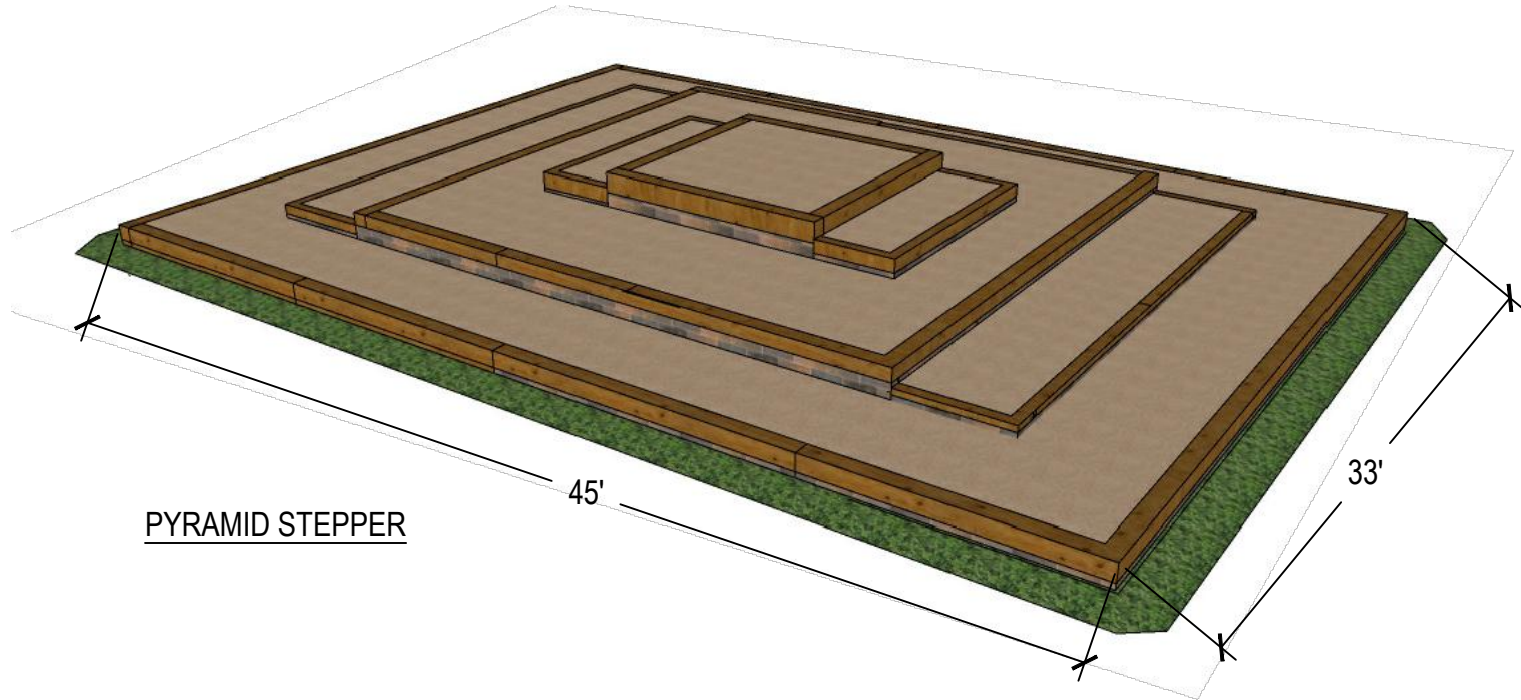
2 ROAD SIGN



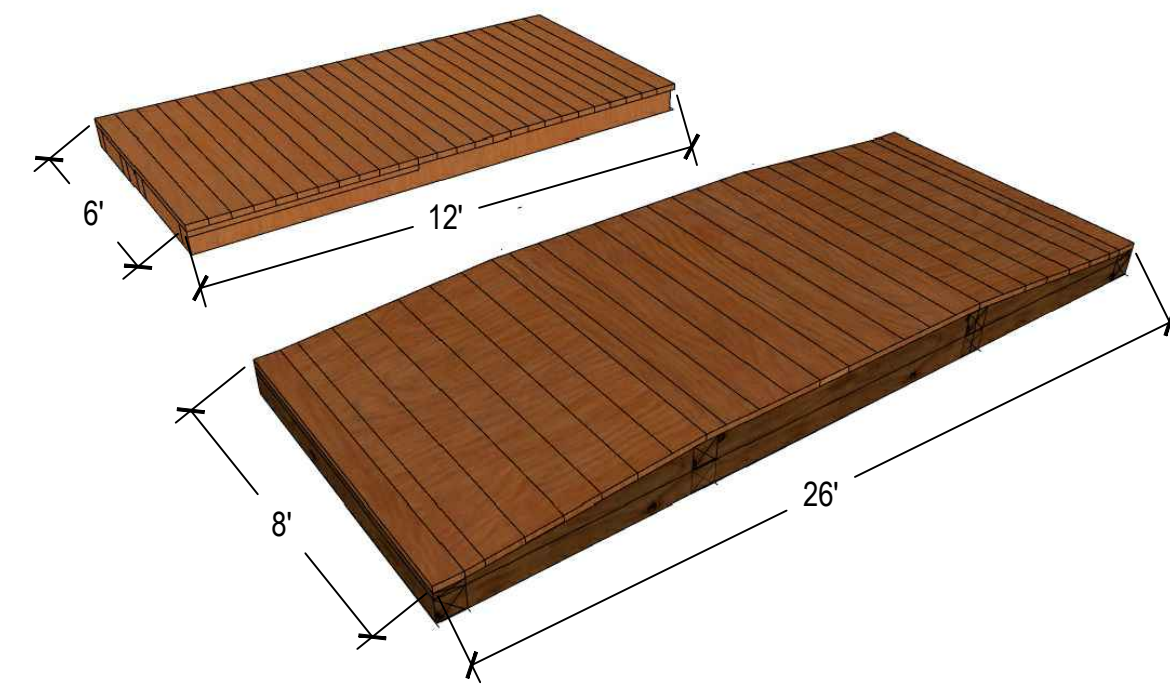
LOG STEP OVER - TURNING



LOG STEP OVER

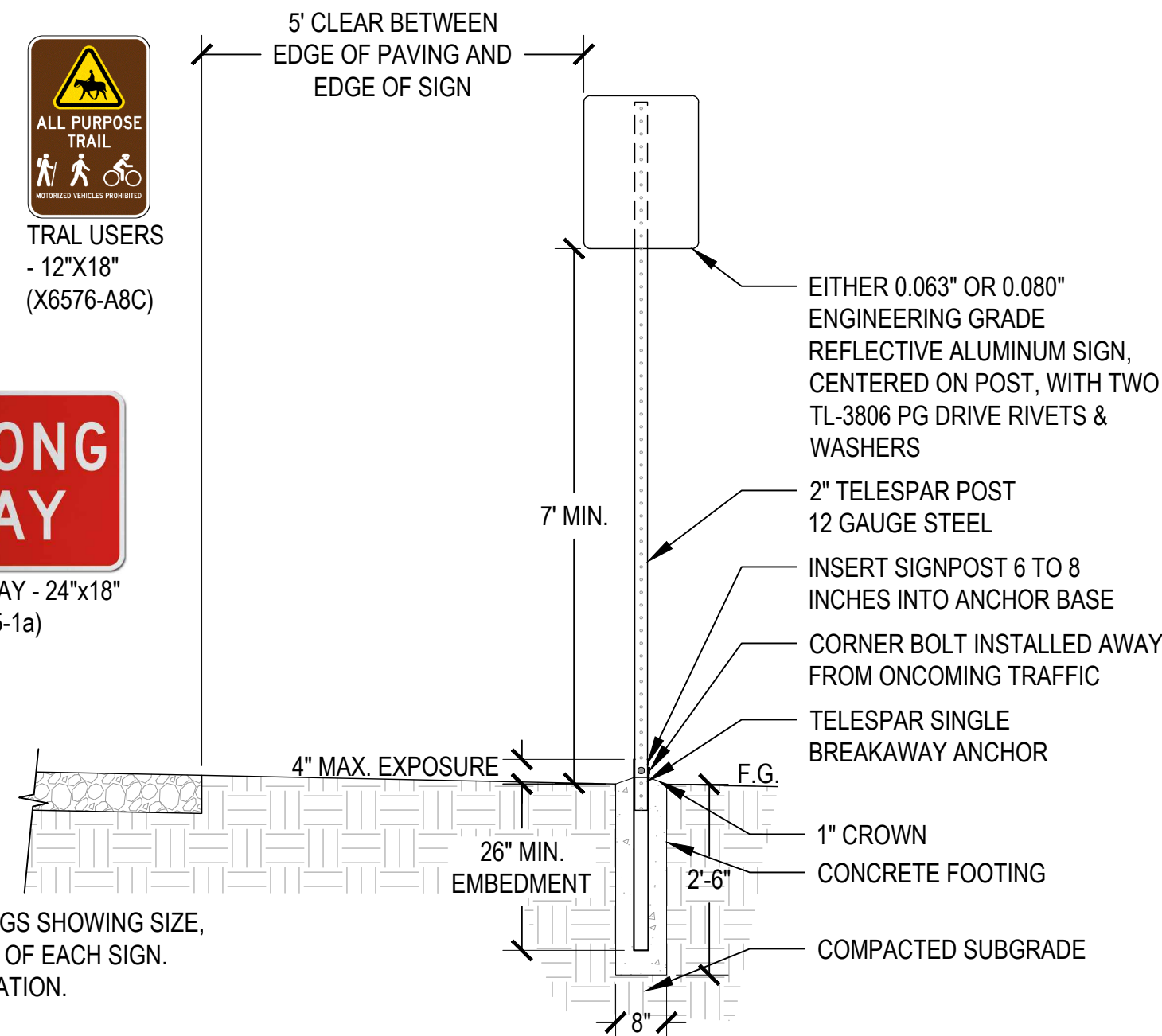


PYRAMID STEPPER



EQUESTRIAN DRAINAGE CROSSING

5 EQUESTRIAN CHALLENGE FEATURES

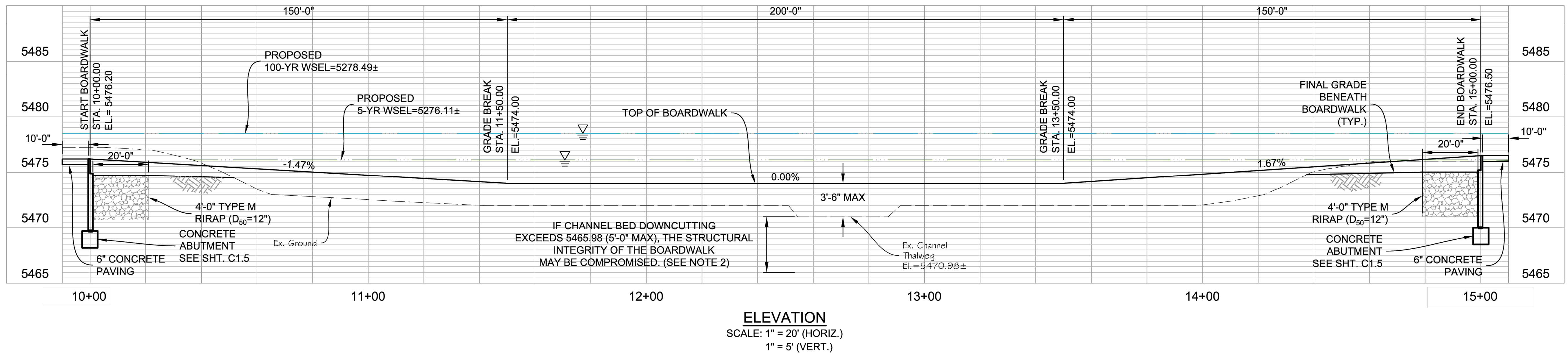
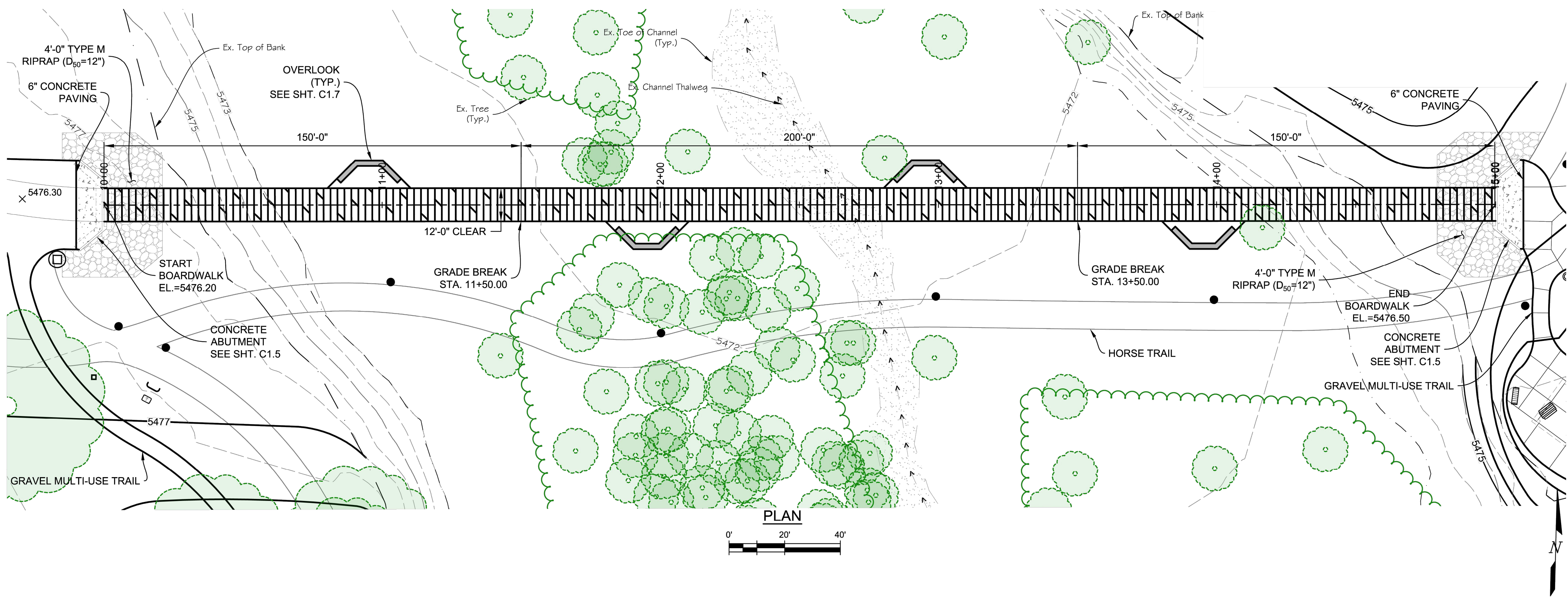


NOT TO SCALE

KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



- NOTES:
1. CHANNEL THALWEG ELEVATIONS WERE OBTAINED FROM SURVEY PERFORMED BY HCL ENGINEERING & SURVEYING, LLC IN AUGUST 2023. CHANNEL THALWEG ELEVATIONS SHALL BE SURVEYED BY THE CONTRACTOR DURING CONSTRUCTION AND COORDINATED WITH ENGINEER PRIOR TO BOARDWALK CONSTRUCTION.
 2. COUNTY SHALL MONITOR KIOWA CREEK CHANNEL BED CHANGES. IT IS RECOMMENDED THAT THE COUNTY PERFORM CHANNEL STABILIZATION IMPROVEMENTS AS NEEDED TO MITIGATE FOR DOWNCUTTING OF THE CHANNEL BED WHICH WOULD COMPROMISE THE STRUCTURAL INTEGRITY OF THE BOARDWALK.

1 NORTH BOARDWALK CROSSING

NOT TO SCALE

ARAPAHOE COUNTY
CASE NO. LE24-002

SITE DETAILS
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 16 OF 19

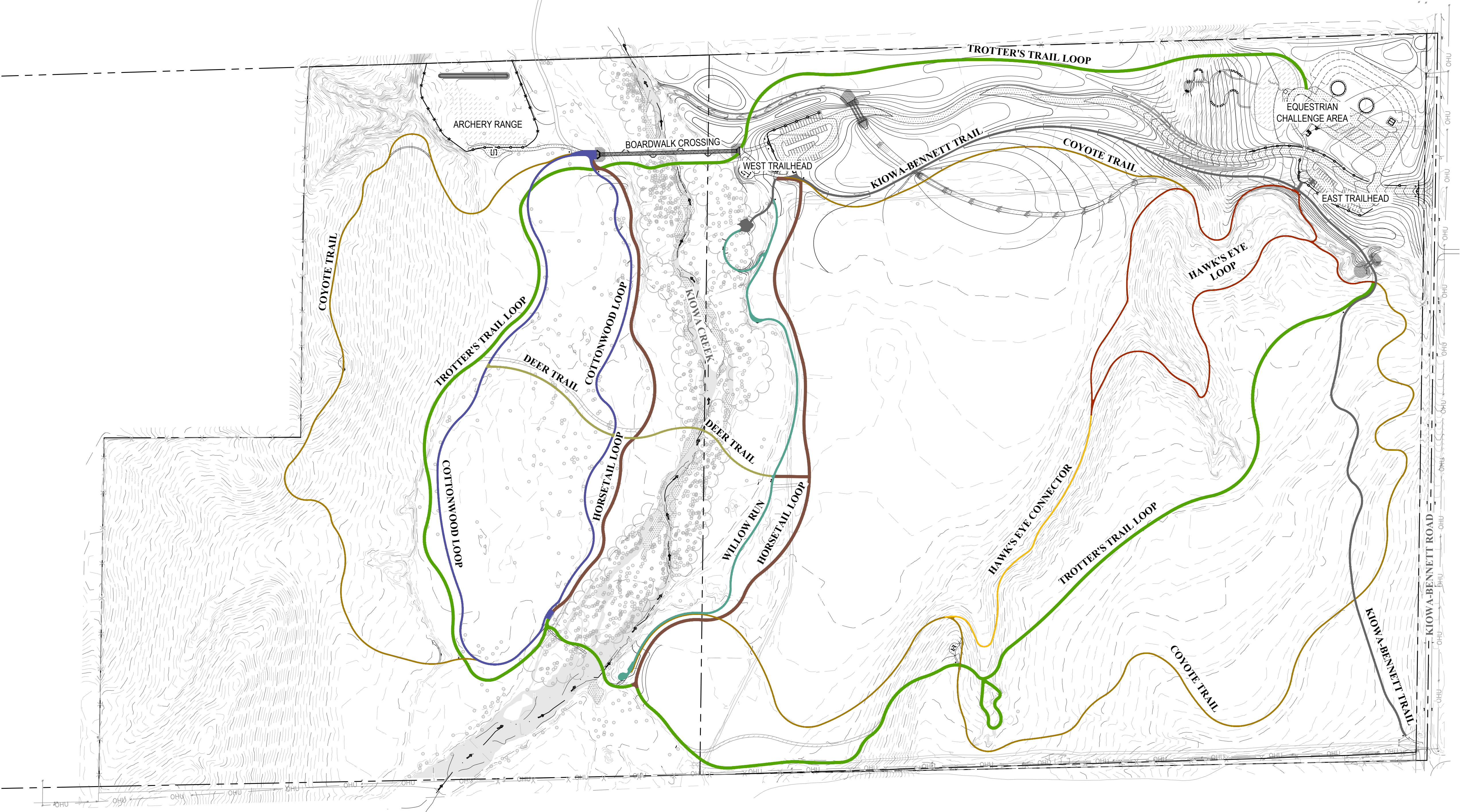
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KIOWA CREEK OPEN SPACE

LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 TRAIL NAME MAP

NOT TO SCALE

ARAPAHOE COUNTY
CASE NO. LE24-002

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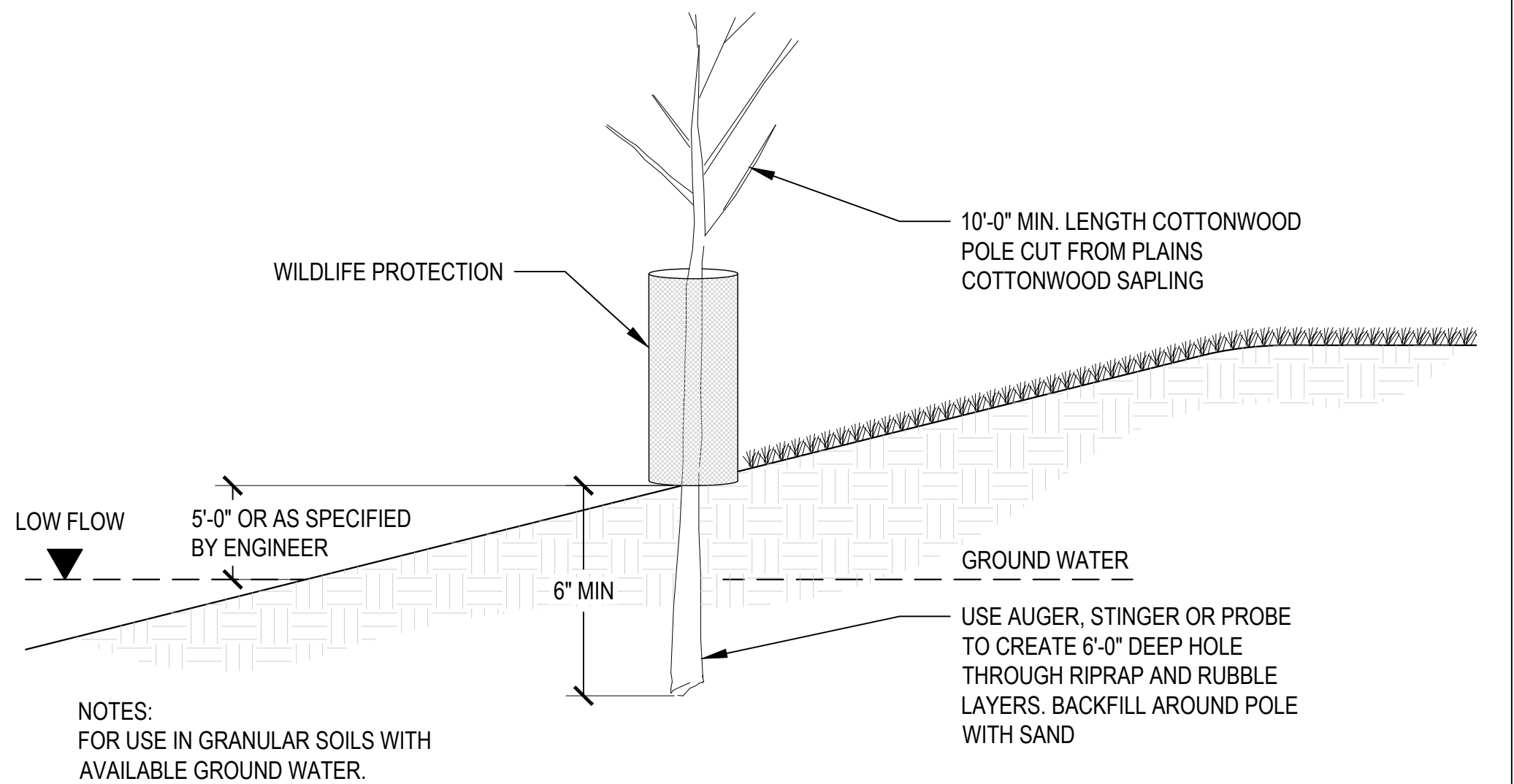
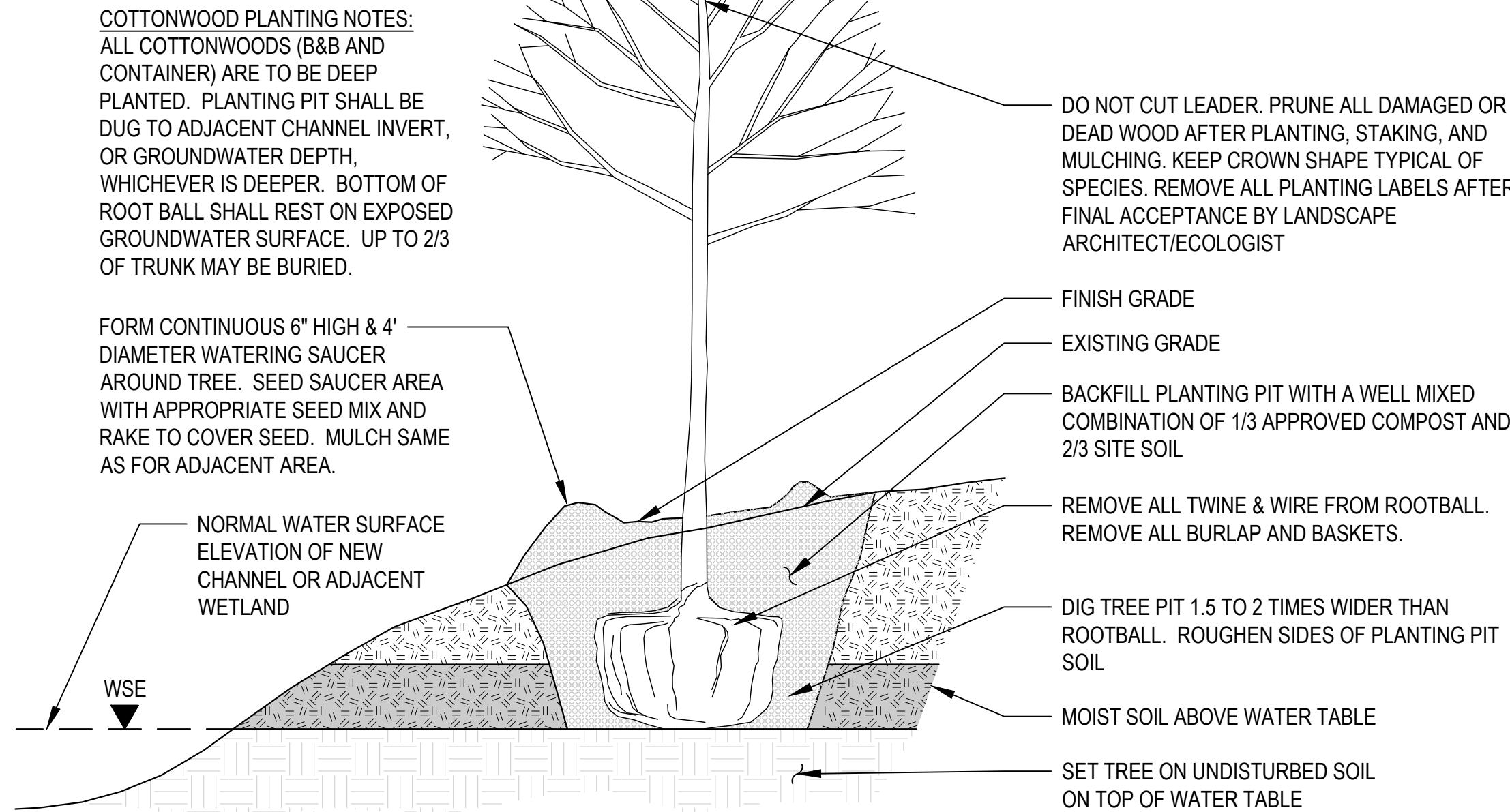
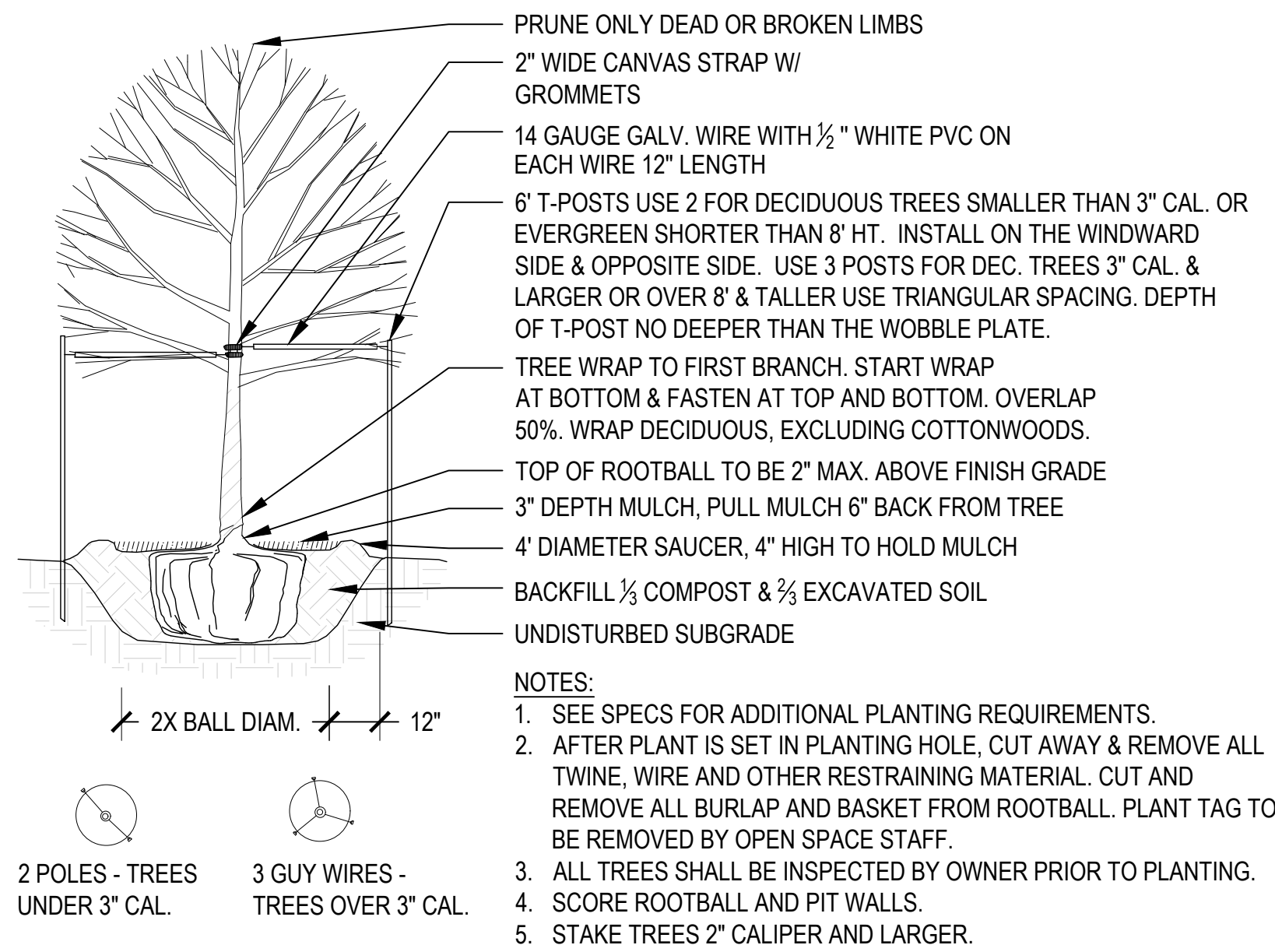
TRAIL NAME PLAN
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 18 OF 19

1" = 200'-0"
0 100 200 400 600

KIOWA CREEK OPEN SPACE

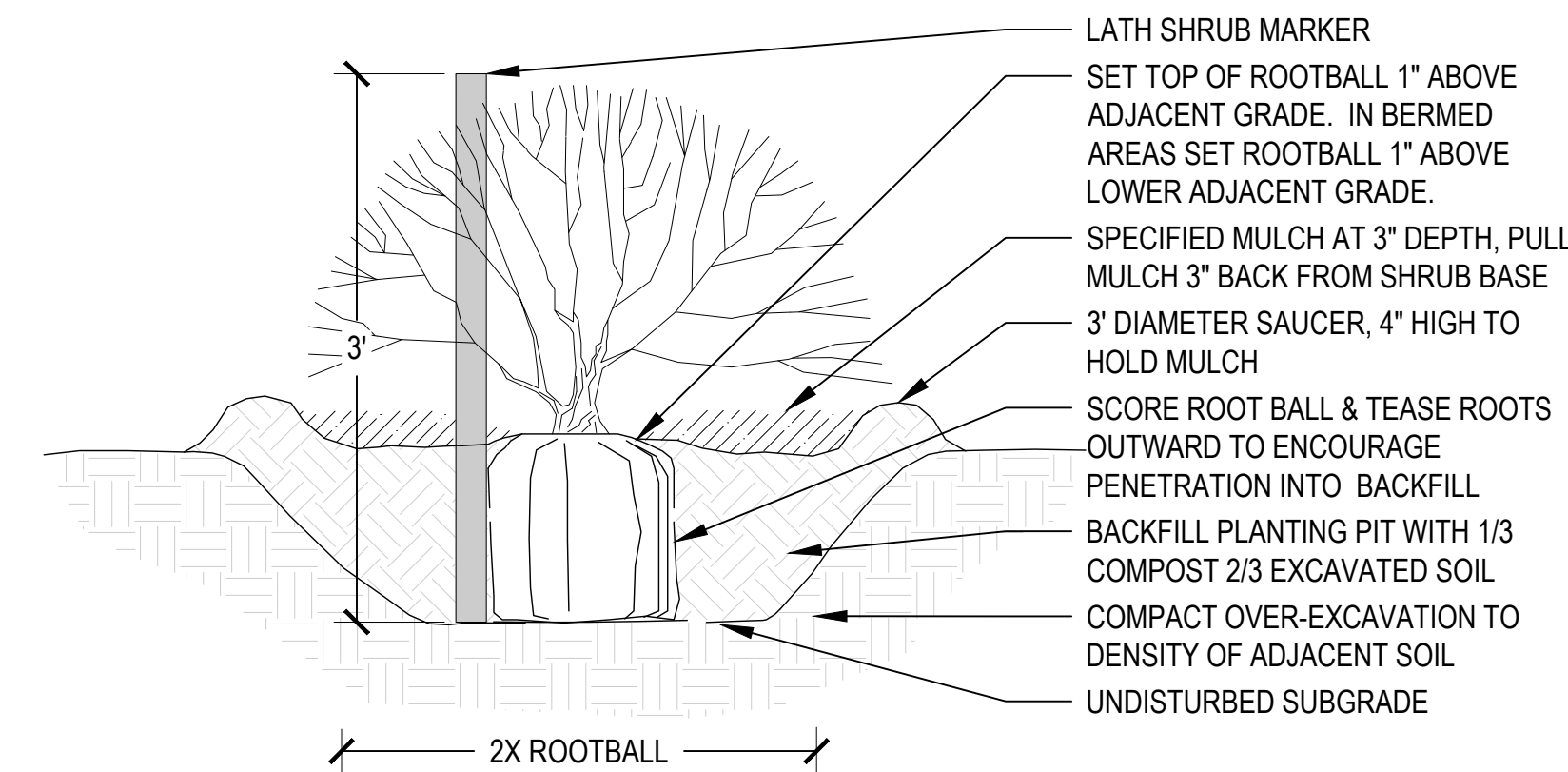
LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 TREE PLANTING

NOT TO SCALE



- NOTES:
1. SEE SPECS FOR ADDITIONAL PLANTING REQUIREMENTS.
 2. PLUMB AND ORIENT PLANTS FOR BEST APPEARANCE.
 3. REMOVE ALL TWINE FROM ROOT BALL, AND FOLD BURLAP BACK 2/3.
 4. REMOVE PLASTIC BURLAP ENTIRELY. FOR CONTAINER SHRUBS, CAREFULLY REMOVE CONTAINER AND SCORE ROOT BALL.
 5. ALL SHRUBS TO BE INSPECTED BY OWNER PRIOR TO PLANTING.
 6. SEE PLANTING PLAN FOR MORE INFORMATION.

4 SHRUB PLANTING

NOT TO SCALE

2 DEEP BURY TREE PLANTING

NOT TO SCALE

DECIDUOUS TREES				
ABBV.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
ACGR	<i>Acer grandidentatum</i>	BIG TOOTH MAPLE	2" CALIPER B&B	PER PLAN
ACNE	<i>Acer negundo</i>	BOXELDER 'SENSATION'	2" CALIPER B&B	PER PLAN
CEOC	<i>Celtis occidentalis</i>	WESTERN HACKBERRY	2" CALIPER B&B	PER PLAN
POAN	<i>Populus angustifolia</i>	NARROWLEAF COTT ONWOOD	2" CALIPER B&B	PER PLAN
PODE	<i>Populus deltoides</i>	PLAINS COTTONWOOD (DEEP BURY)	2" CALIPER B&B	PER PLAN
POPL	<i>Populus deltoides</i>	PLAINS COTT ONWOOD (POLE)	POLE	PER PLAN
QUGA	<i>Quercus gambelii</i>	GAMBEL OAK	2" CALIPER B&B	PER PLAN

EVERGREEN TREES				
ABBV.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
JUMO	<i>Juniperus monosperma</i>	ONE SEED JUNIPER	2" CALIPER B&B	PER PLAN

EVERGREEN SHRUBS				
ABBV.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
ARPA	<i>Archostaphylos x coloradensis 'Panchito'</i>	PANCHITO MANZANITA	#5 CONT.	PER PLAN
ARFI	<i>Artemisia filifolia</i>	SAND SAGEBRUSH	#5 CONT.	PER PLAN
ARTR	<i>Artemisia tridentata</i>	BIG SAGEBRUSH	#5 CONT.	PER PLAN
YUGL	<i>Yucca glauca</i>	GREAT PLAINS YUCCA	#5 CONT.	PER PLAN

DECIDUOUS SHRUBS				
ABBV.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
AMFR	<i>Amorpha fruticosa</i>	LEADPLANT	#5 CONT.	PER PLAN
ATCA	<i>Atriplex canescens</i>	FOUR-WING SALT BUSH	#5 CONT.	PER PLAN
CHNA	<i>Chrysothamnus nauseosus</i>	RABBIT BRUSH	#5 CONT.	PER PLAN
KRLA	<i>Krascheninnikovia lanata</i>	WINTERFAT	#5 CONT.	PER PLAN
PUTR	<i>Purshia tridentata</i>	ANTELOPE BITTERBRUSH	#5 CONT.	PER PLAN
RHTR	<i>Rhus trilobata</i>	THREE-LEAF SUMAC	#5 CONT.	PER PLAN
RIAU	<i>Ribes aureum</i>	GOLDEN CURRANT	#5 CONT.	PER PLAN
RICE	<i>Ribes cereum</i>	WAX CURRANT	#5 CONT.	PER PLAN

5 PLANTING SCHEDULES

UPLAND SEEDMIX	
SCIENTIFIC NAME AND VARIETY	COMMON NAME
GRAMINOIDS	
<i>Bouteloua gracilis</i>	BLUE GRAMA
<i>Elymus lanceolatus</i> spp. <i>lanceolatus</i> 'Sodar'	STREMBANK WHEAT GRASS
<i>Elymus trachycaulus</i> ssp. <i>trachycaulus</i> 'Pryor'	SLENDER WHEAT GRASS
<i>Lolium perenne</i> spp. <i>multiflorum</i> 'Gulf'	ANNUAL RYEGRASS
<i>Nassella viridula</i> 'Lodorm'	GREEN NEEDLEGRASS
<i>Panicum virgatum</i> 'Dacotah'	SWITCHGRASS
<i>Pascopyrum smithii</i> 'Rosana'	WESTERN WHEAT GRASS
<i>Sporobolus cryptandrus</i>	SAND DROPSEED

WATER-QUALITY SEEDMIX	
SCIENTIFIC NAME AND VARIETY	COMMON NAME
GRAMINOIDS	
<i>Buchloe dactyloides</i> 'Top Gun'	BUFFALOGRASS
<i>Bouteloua curtipendula</i> 'Butte'	SIDEOTS GRAMA
<i>Bouteloua gracilis</i> 'Lovington'	BLUE GRAMA
<i>Elymus trachycaulus</i> ssp. <i>trachycaulus</i> 'San Luis'	SLENDER WHEAT GRASS
<i>Distichlis spicata</i>	INLAND SALT GRASS
<i>Pascopyrum smithii</i> 'Arriba'	WESTERN WHEAT GRASS
<i>Schizachyrium scoparium</i>	LITTLE BLUESTEM
<i>Sporobolus cryptandrus</i>	SAND DROPSEED
<i>Sporobolus airoides</i>	ALKALI SACATON

UPLAND SHORT-GRASS SEEDMIX	
SCIENTIFIC NAME AND VARIETY	COMMON NAME
GRAMINOIDS	
<i>Buchloe dactyloides</i> 'Texoka'	BUFFALOGRASS
<i>Bouteloua curtipendula</i> 'El Reno'	SIDEOTS GRAMA
<i>Bouteloua gracilis</i>	BLUE GRAMA
<i>Elymus lanceolatus</i> spp. <i>lanceolatus</i> 'Critana'	THICKSPIKE WHEAT GRASS
<i>Elymus lanceolatus</i> spp. <i>psammophilus</i> 'Sodar'	STREMBANK WHEAT GRASS
<i>Pascopyron smithii</i> 'Rosana'	WESTERN WHEAT GRASS

RIPARIAN SEEDMIX	
SCIENTIFIC NAME AND VARIETY	COMMON NAME
GRAMINOIDS	
<i>Calamagrostis canadensis</i>	BLUEJOINT REED GRASS
<i>Carex nebrascensis</i>	NEBRASKA SEDGE
<i>Distichlis spicata</i>	INLAND SALT GRASS
<i>Eleocharis palustris</i>	CREEPING SPIKERUSH
<i>Elymus trachycaulus</i> ssp. <i>trachycaulus</i> 'San Luis'	SLENDER WHEAT GRASS
<i>Elymus virginicus</i>	VIRGINIA WILDRYE
<i>Juncus balticus</i>	BALTIC RUSH
<i>Juncus torreyi</i>	TORREY'S RUSH
<i>Panicum virgatum</i> 'Blackwell, Dacotah, or Forestburg'	SWITCHGRASS
<i>Pascopyron smithii</i> 'Arriba'	WESTERN WHEAT GRASS
<i>Sporobolus airoides</i>	ALKALI SACATON

ARAPAHOE COUNTY
CASE NO. LE24-002

SITE DETAILS
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 19 OF 19

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LE24-002 Kiowa Creek Opens Space Referral Agency Comments

ARAPAHOE COUNTY OPEN SPACES	RHARVEY@ARAPAHOE.GOV	No Comments
ARAPAHOE COUNTY SHERIFF'S OFFICE OF EMERGENCY MANAGEMENT (OEM)	NFOGG@ARAPAHOE.GOV	No Comments
ARAPAHOE COUNTY OPEN SPACES	RHARVEY@ARAPAHOE.GOV	
ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS	PHLANDUSE@ARAPAHOE.GOV	On-site Wastewater Treatment System (OWTS) Permit Required
DEER TRAIL & EAST ADAMS CONSERVATION DISTRICT	DEERTRAIL EASTADAMS@GMAIL.COM	No Response
ARAPAHOE LIBRARY DISTRICT- REFERRALS	LSPEAS@ALD.LIB.CO.US	No Response
REAP -I-70 CORRIDOR REGIONAL ADVANCEMENT PARTNERSHIP	ADMIN@I-70REAP.COM	No Response
DIVISION OF OIL & PUBLIC SAFETY - STATE OF COLORADO	SCOTT.NARREAU@STATE.CO.US	No Response
USDA -FSA /ARAPAHOE COUNTY/ FARM SERVICE AGENCY SERVICE CTR	COBYERS-FSA@ONE.USDA.GOV	No Response
BENNETT- WATKINS FIRE RESCUE	REFERRALS@BENNETTFIRERESCUE.ORG	No objections
MILE HIGH FLOOD DISTRICT	SUBMITTALS@MHFD.ORG	Out of District
US ARMY CORPS OF ENGINEERS	DENVERREGULATORYMAILBOX@USACE.ARMY.MIL	No Response
CDPHE/ DEPARTMENT OF HEALTH & ENVIRONMENT - STATE OF COLORADO	CDPHE_LOCALREFERRAL@STATE.CO.US	No Response
EPA/LCRD BRANCH	HENDRIX.MARK@EPA.GOV	No Response
BENNETT PLANNING	SHEBERT@BENNETT.CO.US	No Objections - Letter of Support
COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO	CGS_LUR@MINES.EDU	No Response
COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT	TRAVIS.HARRIS@STATE.CO.US	No Response
NORTH KIOWA BIJOU GROUNDWATER DISTRICT	ANDY@MCCLARYLAW.COM	No Response



ARAPAHOE COUNTY

Public Works and Development – Planning Division

6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650

www.arapahoegov.com

Planning Division

Referral Routing Form

Case Number/Name: LE24-002 Kiowa Creek Open Space Regional Park

Planner: Ernie Rose; erose2@arapahoegov.com

Engineer's: Sue Liu; sliu@arapahoegov.com

Date Sent: 03/25/2024

Date to be Returned: 04/13/2024

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
☐	I have NO comments to make on the case as submitted.	
☒	I have the following comments to make related to the case:	<u>Arapahoe County Public Health Rachel Gamache Water Quality Team</u>

Comments: (responding by email, letter or an email attachment is optional)

See attached letter.



ARAPAHOE COUNTY

PUBLIC HEALTH

6162 S. Willow Dr., Suite 100
Greenwood Village, CO 80111
303-795-4584
arapahoegov.com

April 11, 2024

To: Ernie Rose; erose2@arapahoegov.com, Sue Liu; sliu@arapahoegov.com
CC: Rachel Gamache <rgamache@arapahoegov.com>

Subject: **LE24-002 Kiowa Creek Open Space Regional Park**

Dear Ernie Rose and Sue Liu,

Land Use case reviews are conducted by ACPH when they:

- Utilize an On-site Wastewater Treatment System (OWTS) or individual water well.
- Involve sewage disposal plans for subdivisions, a review of the water supply quality report of a proposed water supply for the subdivision will also take place.
- Are suspected of being impacted by flammable gas from a nearby landfill, or if they involve a past, present, or proposed solid waste disposal site.

The proposed project includes an Onsite Waste Water Treatment System (OWTS), as vault toilet, therefore, a permit will need to be applied for through Arapahoe County Public Health (water@arapahoegov.com). This location has a FEMA regulatory floodplain zone which would impact a possible OWTS. See [Arapahoe County's On-Site Wastewater Regulations](#) for more information on sizing of the septic system.

Name: **LE24-002 Kiowa Creek Open Space Regional Park**

Location: 1981-00-0-00-255

If you have any questions, please feel free to contact me, Rachel Gamache, at rgamache@arapahoegov.com.

Regards,

Rachel Gamache, MA MPH REHS
Environmental Health Specialist
Arapahoe County Public Health



ARAPAHOE COUNTY

Public Works and Development – Planning Division

6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650

www.arapahoegov.com

Planning Division

Referral Routing Form

Case Number/Name: LE24-002 Kiowa Creek Open Space Regional Park

Planner: Ernie Rose; erose2@arapahoegov.com

Engineer's: Sue Liu; sliu@arapahoegov.com

Date Sent: 03/25/2024

Date to be Returned: 04/13/2024

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
☒	I have NO comments to make on the case as submitted.	<u>Bureau Chief K.C. McKlem, ACSO Public Safety Bureau</u>
☐	I have the following comments to make related to the case:	

Comments: (responding by email, letter or an email attachment is optional)

From: Nathan Fogg
Sent: Monday, March 25, 2024 1:25 PM
To: Ernie Rose
Subject: Re: LE24-002; 1001 N County Road 137, Kiowa Creek Open Space Regional Park

Is it possible to size the 6' trails to accommodate the width of an f350 for fire suppression. An example would be the trails at current Richmill open space.

Nathan Fogg, CO-CEM
Director
Arapahoe County Office of Emergency Management

Sent from my mobile

From: Ernie Rose <ERose2@arapahoegov.com>
Sent: Monday, March 25, 2024 12:28:29 PM
Subject: LE24-002; 1001 N County Road 137, Kiowa Creek Open Space Regional Park

Hello,

Please use the links below to access documents related to a proposed regional park site at 1001 North County Road 137.

Site Location: <https://gis.arapahoegov.com/arapamap?PD=DeF82>

LE24-007 Application Documents

<https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=24CAP&capID2=00000&capID3=002A2&agencycode=Arapahoe>

Please return the attached form with comments no later than **April 13, 2024**.

Thanks,



ARAPAHOE COUNTY

Ernie Rose, Senior Planner
Public Works & Development
720-874-6651
6924 S Lima Street
Centennial, Colorado 80112
ERose2@araphoegov.com
www.arapahoegov.com



Bennett-Watkins Fire Rescue

LIFE SAFETY DIVISION

355 4th Street Bennett, CO 80102
Office: 303-644-3572 | Fax: 303-644-3401
LifeSafety@BennettFireRescue.org

April 28, 2025

Ernie Rose
Senior Planner
Arapahoe County Public Works & Development
6924 S Lima Street
Centennial, CO 80112

Re: LE24-002 – Kiowa Creek Open Space Regional Park, 1001 N County Road 137

Planner Rose,

In regard to the submission for case LE24-002 – Kiowa Creek Open Space Regional Park, Bennett-Watkins Fire Rescue (BWFR) does not object to the proposed development; however, the following comments and considerations are provided with the expectation that they will be addressed through continued coordination with BWFR throughout the development process to ensure fire and life safety requirements are met and to support effective emergency response:

- BWFR has identified functionality and safety concerns regarding the proposed access widths throughout the site. The current design, which includes a 22-foot-wide main access and 6- to 10-foot-wide mowed and gravel trails, does not adequately support simultaneous ingress and egress during emergency situations. We are concerned that these width configurations could significantly impede both evacuation of park visitors and entry of emergency vehicles during a wildfire, medical emergency, or other incident.
- To support safe and effective emergency response operations, the main access route should be increased to a minimum of 26 feet in width to allow for emergency vehicle staging, two-way traffic flow, and improve operations during incidents. Additionally, a continuous, drivable access loop with a minimum width of 12 feet should be provided throughout the internal trail network, for use by smaller emergency apparatus to access more remote incident locations. This access is essential not only for wildfire mitigation but also for emergency medical response, particularly considering elevated risk throughout the area due to planned recreational activities such as hiking, physical fitness activities, and equestrian use. BWFR requests the opportunity to collaborate with Arapahoe County and the developer to review the site's drivability and ensure the access design adequately supports a broad-range of emergency incident scenarios.
- Due to the elevated wildfire risk associated with the proposed uses and surrounding landscape of the Kiowa Creek Open Space Regional Park, BWFR is requiring the applicant to conduct a wildfire interface assessment of the site to identify wildfire ignition sources and



Bennett-Watkins Fire Rescue

LIFE SAFETY DIVISION

355 4th Street Bennett, CO 80102

Office: 303-644-3572 | Fax: 303-644-3401

LifeSafety@BennettFireRescue.org

risks to develop a site-specific wildfire mitigation plan. The plan shall outline strategies to reduce wildfire hazards through proactive fuel management, ignition prevention measures, and access planning, and must be maintained for the duration of the site's active use. The wildfire mitigation plan shall be developed in accordance with national standards and industry best practices related to wildfire mitigation, including provisions to ensure that ongoing maintenance of open space areas will effectively reduce accumulation of combustible vegetation and debris to prevent wildfire.

- BWFR would like to collaboratively engage with the County and Office of Emergency Management (OEM) to explore the feasibility and viability of incorporating a heli-hydrant or similar aerial firefighting water supply infrastructure into the site design. This area is known to be water-poor, with limited availability of reliable water sources for firefighting operations. Combined with the site's high wildfire risk profile—due to its vegetation, topography, and recreational use—this development presents a rare opportunity to proactively address a critical regional need. Given the “blank slate” nature of the project, BWFR encourages evaluating the viability of a cost-effective and functional aerial water source to support wildfire suppression. Integrating this type of infrastructure could not only enhance regional firefighting capabilities but also serve as a strong public demonstration of responsible land use planning and community protection, potentially offering a public relations benefit for the development and its partners.
- AutoTURN fire apparatus modeling, based on BWFR's Apparatus Design Criteria directive, shall be submitted for review to verify adequate navigability by emergency vehicles, particularly in and around the main parking areas. Any gates across fire apparatus access roads must be approved and equipped with a Knox padlock or Knox key switch to allow for emergency access at all times. Gates must provide at least the minimum width required and open fully without obstruction.
- As part of the permitting process, the applicant shall submit a complete plan review package to BWFR, including an application, final site plan, and documentation of the final proposed roadway and access design, along with any other required materials. Plan review fees are applicable for this review. The applicant may contact the district office directly to coordinate submittal and fee payments. Any proposed structures (i.e. restrooms, maintenance buildings, shelters, or pavilions) shall be reviewed for compliance with minimum fire protection requirements, which will be determined based on the occupancy classification, size, and anticipated occupant load.
- An approved water supply capable of supporting fire suppression operations shall be provided where structures are present and determined to require firefighting water in accordance with applicable fire code provisions. The requirement for such a supply will be



Bennett-Watkins Fire Rescue

LIFE SAFETY DIVISION

355 4th Street Bennett, CO 80102

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LifeSafety@BennettFireRescue.org

evaluated during the plan review process in coordination with BWFR.

- The site shall have a posted address compliant with the 2018 International Fire Code (Section 505), clearly visible from the main access point. Additionally, all key site elements such as trailheads, restrooms, maintenance buildings, shelters, pavilions, shall be equipped with clearly visible identifying signage to enhance responder ability to locate specific areas and support efficient emergency response operations.
- Any burning activities or fire features (i.e. BBQ grills, fire rings, or similar) shall be subject to approval by BWFR, and must be located away from combustible materials, and operated in accordance with manufacturer instructions and all applicable local regulations. Use of these features may be restricted during periods of elevated fire danger and is subject to fire district or local burn bans and permit requirements, as applicable.
- If private or special events (e.g., races, festivals, or other gatherings) are planned at the Kiowa Creek Open Space Regional Park, a separate event review and permitting process through BWFR will be required to evaluate event-specific safety considerations and ensure compliance with applicable fire code requirements. BWFR will work collaboratively with event organizers and the County to support safe and successful event planning, as needed.
- The applicant shall provide and maintain/update applicable emergency contact information, site information, GIS data, and emergency plans to BWFR and Arapahoe County Office of Emergency Management to be used in the event of an emergency at the Kiowa Creek Open Space Regional Park.
- BWFR will incur unmet capital costs associated with this new development. To address the needs of this unmet capital cost, the developer shall coordinate directly with BWFR to submit the applicable impact fees prior to commencement of development. Formal approval for the project and associated permits cannot be granted until impact fees are submitted to BWFR.

Thank You,

Victoria Flamini

Fire Marshal

Life Safety Division

303-644-3572 - Headquarters / 720-893-7673 - Direct

www.BennettFireRescue.org



welcome neighbors.

October 2, 2025

Gini Pingnot, Director
Arapahoe County Open Spaces
6934 S. Lima Street, Suite A
Centennial, CO 80112
GPingnot@arapahoegov.com

RE: Kiowa Creek Open Space

Dear Gini -

Please accept this letter in support of the Kiowa Creek Open Space (KCOS) project by Arapahoe County Open Spaces. Although the project is not currently within Town limits, the project is served by the Town's portion of Kiowa-Bennett Road as the primary entry, and the Town's Converse Road as a west, emergency entry.

The Town is in agreement with the KCOS team's technical finding that the Town roads can handle traffic generation from this project without additional road improvements for Kiowa-Bennett Road and Converse Road.

Moreover, the Town has actively and collaboratively worked with Arapahoe County and especially the Open Space staff and team for all aspects of the project, from planning and programming to access and area trail connections. The Open Space is a key destination for the Town's area trail system, both to the north, and to the south. Currently the Town trail system lacks a true destination point for arrival, demarcation and enjoyment.

The KCOS also serves to connect the two major regional Town trails, ultimately making many miles of trail network available to Town and County residents, guests and visitors. KCOS links the Town's three-plus mile regional trail system to the north, with the Town's 1.5 mile regional trail connection south, to the Bennett Regional Park & Open Space (BRPOS). The BRPOS project itself features a 200+ acre natural area, including a four-mile unpaved trail system, multiple trailheads and significant fishing pond feature.

When linked, KCOS visitors will be able to walk, bike, scoot, skate, and explore from the Bennett School District campus to the north, to the Town's Civic Center Park and ballfields, to our commercial districts, and to these Arapahoe County Open Space parks, spanning five miles of separation across the Town.

After many challenges and much hard work, we look forward to the realization of this Open Space amenity, for the benefit and enjoyment of our Bennett and Arapahoe County communities and guests!

Thank you,

Trish Stiles
Town Manager

7001 E. Belleview Ave
Suite 1000
Denver, CO 80237
T +1.303.771.0900

Subject	Kiowa Creek North Open Space TIS
Attention	Trish Stiles, Town of Bennett Town Manager
From	Mike Heugh, PE Town Traffic Engineer
Date	September 30, 2025

I have reviewed the Kiowa Creek Open Space TIS Waiver Request and Kiowa Creek Open Space TIS – Trip Generation memorandum written by Mueller Engineering. Upon review of these documents, it is my professional opinion that they both contain reasonable assumptions and conclusions and traffic impacts from the proposed site would be minimal.

The TIS waiver request was written in accordance with Arapahoe County requirements. It should be noted that the Arapahoe County requirements for a waiver differ from the Town of Bennett when comparing site generated trips criteria. Another minor discrepancy is the report classifies Kiowa-Bennett Road as a minor collector based off Arapahoe County standards. However, the Town of Bennett classifies it as an arterial currently and in the future based on the Town's transportation master plan.

The trip generation memorandum used similar site-specific data to estimate the number of trips generated. The memorandum also cited the State Highway Access Code thresholds to determine the need for left or right turn lanes into the proposed site for which the proposed turning volumes did not exceed. While operations were not analyzed within the memo, the estimated turning volumes along with hourly traffic volumes presented in the memorandum do not present operational issues at the site access. It should also be noted that daily traffic counts collected more recently show fewer vehicles on Kiowa-Bennett Road than what was reported in for this project.



Bennett-Watkins Fire Rescue

LIFE SAFETY DIVISION

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LifeSafety@BennettFireRescue.org

May 22, 2025

Ernie Rose
Senior Planner
Arapahoe County Public Works & Development
6924 S Lima Street
Centennial, CO 80112

Re: LE24-002 – Kiowa Creek Open Space Regional Park, 1001 N County Road 137

Planner Rose,

In regard to the submission for case LE24-002 – Kiowa Creek Open Space Regional Park, Bennett-Watkins Fire Rescue (BWFR) does not object to the proposed development; however, the following comments and considerations are provided with the expectation that they will be addressed through continued coordination with BWFR throughout the development process to ensure fire and life safety requirements are met and to support effective emergency response:

- BWFR has identified functionality and safety concerns regarding the proposed access widths throughout the site. The current design, which includes a 22-foot-wide main access and 6- to 10-foot-wide mowed and gravel trails, does not adequately support simultaneous ingress and egress during emergency situations. We are concerned that these width configurations could significantly impede both evacuation of park visitors and entry of emergency vehicles during a wildfire, medical emergency, or other incident.
- To support safe and effective emergency response operations, the main access route should be increased to a minimum of 26 feet in width to allow for emergency vehicle staging, two-way traffic flow, and improve operations during incidents. Additionally, a continuous, drivable access loop with a minimum width of 12 feet should be provided throughout the internal trail network, for use by smaller emergency apparatus to access more remote incident locations. This access is essential not only for wildfire mitigation but also for emergency medical response, particularly considering elevated risk throughout the area due to planned recreational activities such as hiking, physical fitness activities, and equestrian use. BWFR requests the opportunity to collaborate with Arapahoe County and the developer to review the site's drivability and ensure the access design adequately supports a broad-range of emergency incident scenarios.
- Due to the elevated wildfire risk associated with the proposed uses and surrounding landscape of the Kiowa Creek Open Space Regional Park, BWFR is requiring the applicant to conduct a wildfire interface assessment of the site to identify wildfire ignition sources and



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risks to develop a site-specific wildfire mitigation plan. The plan shall outline strategies to reduce wildfire hazards through proactive fuel management, ignition prevention measures, and access planning, and must be maintained for the duration of the site's active use. The wildfire mitigation plan shall be developed in accordance with national standards and industry best practices related to wildfire mitigation, including provisions to ensure that ongoing maintenance of open space areas will effectively reduce accumulation of combustible vegetation and debris to prevent wildfire. While BWFR recommends completing the wildfire mitigation plan as early as possible to minimize impacts on project design, the final version is not required until the permitting phase. BWFR is amenable to allowing the project to proceed with this requirement included as a condition of approval.

- AutoTURN fire apparatus modeling, based on BWFR's Apparatus Design Criteria directive, shall be submitted for review to verify adequate navigability by emergency vehicles, particularly in and around the main parking areas. Any gates across fire apparatus access roads must be approved and equipped with a Knox padlock or Knox key switch to allow for emergency access at all times. Gates must provide at least the minimum width required and open fully without obstruction.
- As part of the permitting process, the applicant shall submit a complete plan review package to BWFR, including an application, final site plan, and documentation of the final proposed roadway and access design, along with any other required materials. Plan review fees are applicable for this review. The applicant may contact the district office directly to coordinate submittal and fee payments. Any proposed structures (i.e. restrooms, maintenance buildings, shelters, or pavilions) shall be reviewed for compliance with minimum fire protection requirements, which will be determined based on the occupancy classification, size, and anticipated occupant load.
- An approved water supply capable of supporting fire suppression operations shall be provided where structures are present and determined to require firefighting water in accordance with applicable fire code provisions. The requirement for such a supply will be evaluated during the plan review process in coordination with BWFR. At this time, the currently proposed structures do not appear to trigger this requirement; however, future additions or modifications may result in its applicability.
- The site shall have a posted address compliant with the 2018 International Fire Code (Section 505), clearly visible from the main access point. Additionally, all key site elements such as trailheads, restrooms, maintenance buildings, shelters, pavilions, shall be equipped with clearly visible identifying signage to enhance responder ability to locate specific areas and support efficient emergency response operations.



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- Any burning activities or fire features (i.e. BBQ grills, fire rings, or similar) shall be subject to approval by BWFR, and must be located away from combustible materials, and operated in accordance with manufacturer instructions and all applicable local regulations. Use of these features may be restricted during periods of elevated fire danger and is subject to fire district or local burn bans and permit requirements, as applicable.
- Fireworks or other high risk interface activities are strictly prohibited.
- If private or special events (e.g., races, festivals, or other gatherings) are planned at the Kiowa Creek Open Space Regional Park, a separate event review and permitting process through BWFR will be required to evaluate event-specific safety considerations and ensure compliance with applicable fire code requirements. BWFR will work collaboratively with event organizers and the County to support safe and successful event planning, as needed.
- The applicant shall provide and maintain/update applicable emergency contact information, site information, GIS data, and emergency plans to BWFR and Arapahoe County Office of Emergency Management to be used in the event of an emergency at the Kiowa Creek Open Space Regional Park.
- BWFR will incur unmet capital costs associated with this new development. To address the needs of this unmet capital cost, the developer shall coordinate directly with BWFR to submit the applicable impact fees prior to commencement of development. Formal approval for the project and associated permits cannot be granted until impact fees are submitted to BWFR.

Thank You,

Victoria Flamini

Fire Marshal

Life Safety Division

303-644-3572 - Headquarters / 720-893-7673 - Direct

www.BennettFireRescue.org

**LE24-002 Kiowa Creek Open Space Regional Park****Bennett Watkins Fire Rescue (BWFR) Requests – From the May 22, 2025 Letter**

Request	ACOS Response	BWFR Response (shared verbally in meetings that were held with BWFR between May – September 2025)
#1 26' Wide Main Access Rd	Widen Access Rd. to 24'	Support
#2 12' Internal Access routes	Widen east and west creek trails from 6' to 10', expand /improve southern maintenance road to 10' & install culverts, construct new 10' access roads on western side to access CORE substation for possible future easement.	Support
#3 Wildland Interface Assessment	ACOS completed	Support
#4 Auto Turn Analysis	ACOS hired Muller Engineering to conduct auto turn analysis and submitted to BWFR.	Support
#6 Water Supply for suppressing fires and Helli-hydrant refueling facility	Site amenities and structures do not warrant a need for Water Supply and we cannot fund a Helli-Hydrant.	Support

#7 Posted addresses and clear identifying signage for all buildings	Signs will be clearly posted identifying buildings and address.	Support
#8 Acquire an Emergency Access Easement for exclusive use by BWFR from adjacent property owner	ACOS cannot compel adjacent property owners to issue an emergency access easement. But, CORE Electric is making accommodations to support the Bennett Walkins Fire Department's emergency access (See 10/8/2025 email from Brooks Kaufman)	As of 9/29/25, BWFR verbally stated they wanted this easement in place before approval.



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

KIOWA CREEK OPEN SPACE REGIONAL PARK LOCATION & EXTENT LE24-002

Planning Commission Public Hearing

October 21, 2025



Applicant/Property Owner: ARAPAHOE COUNTY
OPEN SPACES



Project Proposal: Passive Use
Recreational Area (Regional Park)

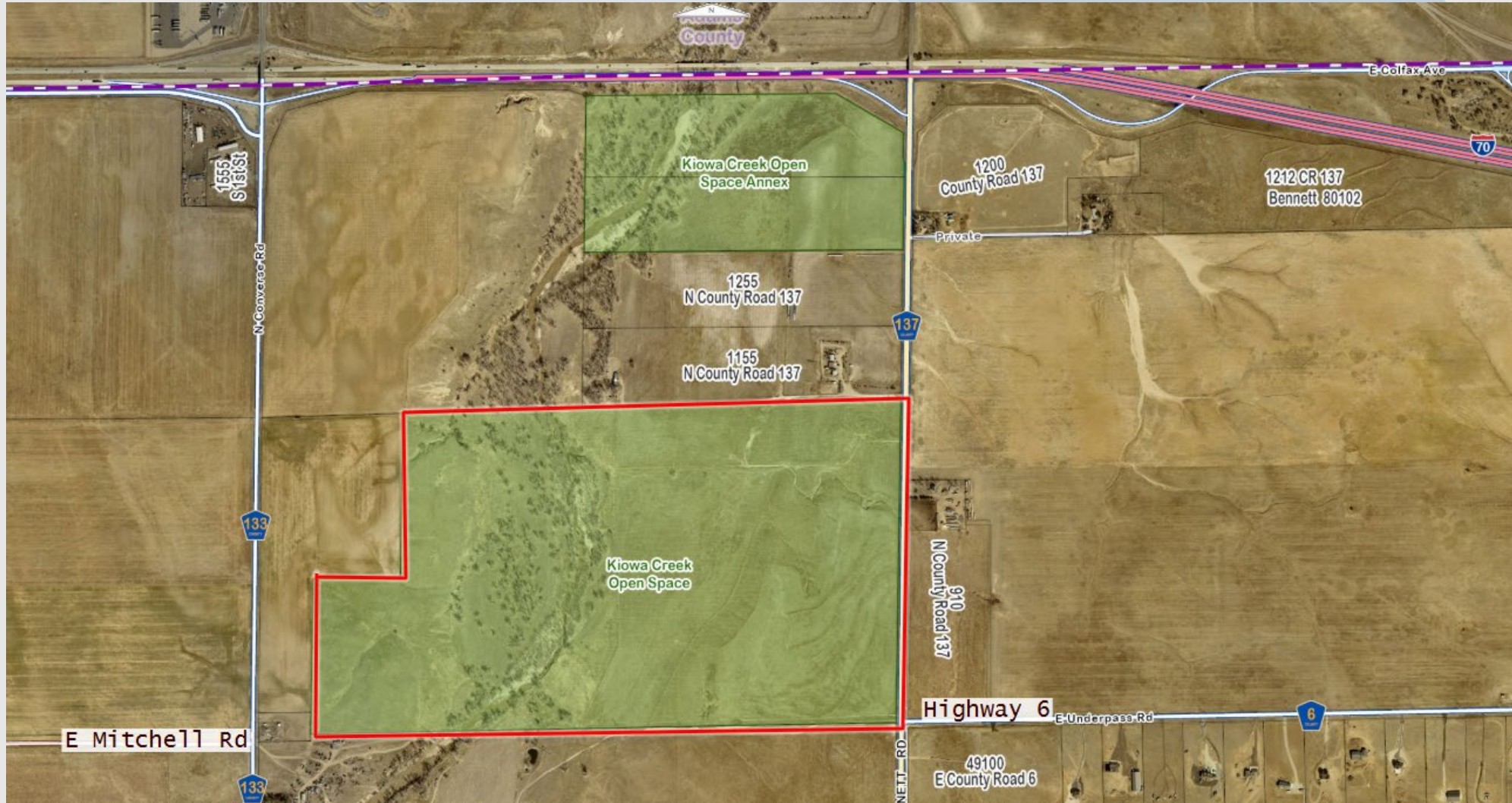
Project Location: 1001 N COUNTY ROAD 137



Vicinity Map



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



Zoning Map



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



- Zoning:
 - Site: A-1
Agricultural One,
Surrounding
properties: Vacant
Land Zoned A-1,
A-E Agricultural
Estate
- Land Use:
 - Vacant Land (Riparian Flood
Plain)



Background



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Arapahoe County purchased the property in 2009, specifically for passive use recreation, providing:
 - Extensive Trail System
 - Educational Opportunities focused on the preservation and restoration of ecological habitats.
 - Neighborhood trail connections
- **New Amenities:**
 - Multi-Use Trails
 - Dedicated equestrian trails, with a challenge course and parking
 - Mountain-bike trails and features
 - Archery Range, Picnic Areas, Outdoor Classroom, Site Overlooks, Parking Areas, and Ecological Site Restoration



Comprehensive Plan



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Comprehensive Plan: Tier 1, Secondary Use of land use category allows dryland farming and grazing
- Proposed application meets the Land Use Development criteria.
 - Conserves Natural Areas and Enhances Riparian Areas
 - Conserves Wildlife Habitat and Corridors in Sensitive Development Areas
 - Preserves Rural Character
 - Creates Community Separators



Land Development Code



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Complies with A-1 Dimensional Standards and other specifications:
 - Setbacks – Accessory Structures
 - Building Height - Accessory Structures
 - Parking
 - 2 parking lots
 - 42 standard parking spaces
 - 4 ADA parking spaces
 - 22 trailer spaces
 - Signage – Sign Code Compliant



Referral and Public Comment



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Referral comments received.
 - The majority of the feedback received was "no comment".
 - Bennet Watkins Fire Rescue Referral Comments
 - No Public comment received.



Condition of Approval



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

1. Before signing the final copy of these plans, the applicant will address all comments of the Public Works and Development Staff.
2. The applicant must meet all of the Arapahoe County Health Department requirements and receive approval from the Arapahoe County Health Department before construction.



Conclusion



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Based on the findings in the staff report, the staff recommends approval for the Location and Extent.





ARAPAHOE COUNTY
OPEN SPACES

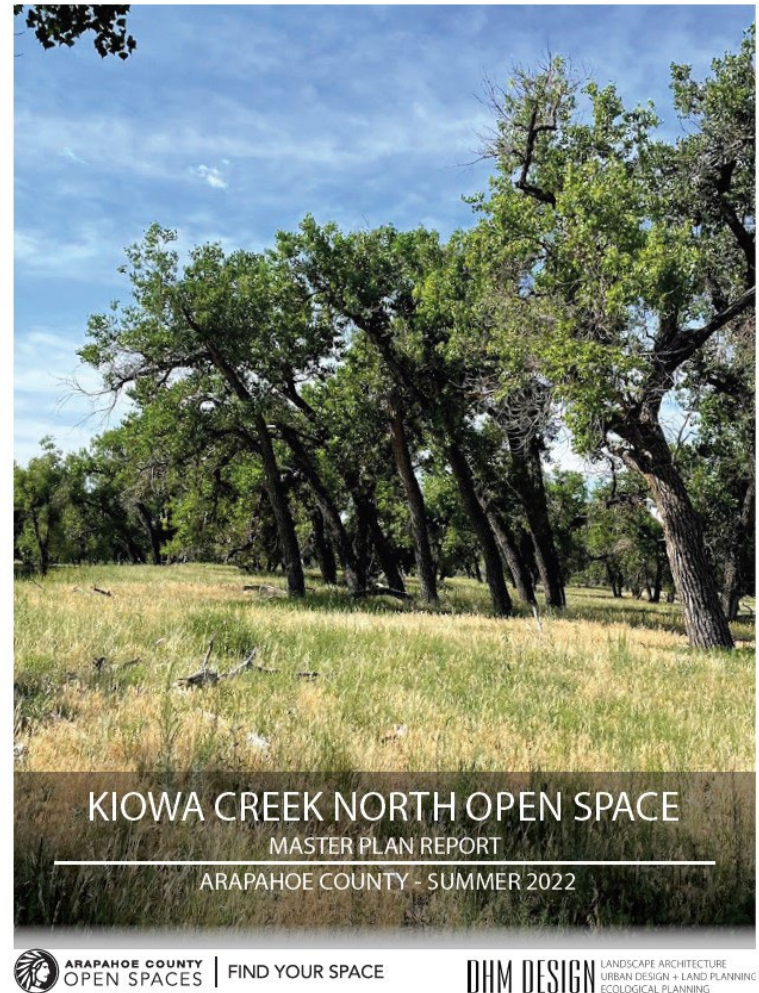
LE24-002 Kiowa Creek Open Space Regional Park: Planning Commission Hearing, October 21st 2025

Kiowa Creek Open Space (KCOS)



KCOS Master Plan

- Completed and approved by BoCC in 2022.
- High intensity public engagement to identify passive park amenities desired by the public.
- High Level Concept Plan.



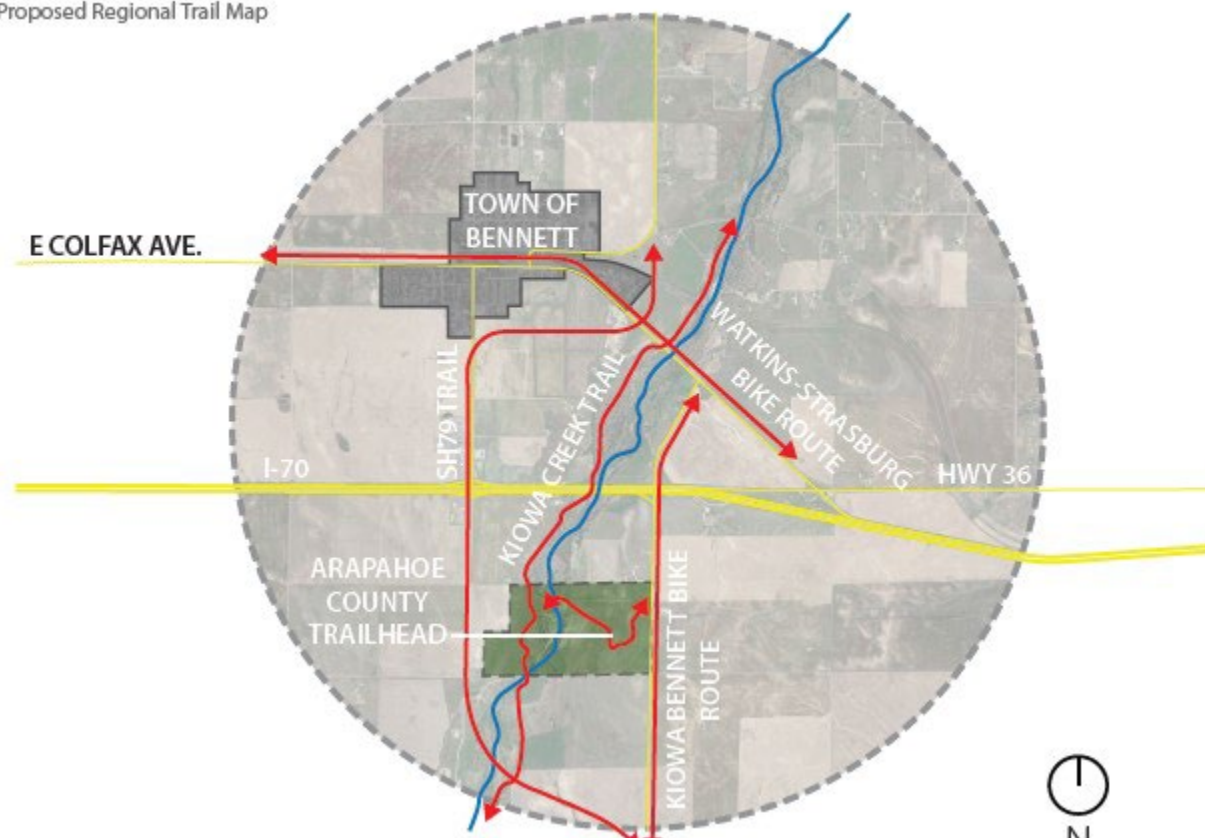


- Survey and website comments
- 57 online Survey Responses
- Met with neighbors to understand their concerns on August 27, 2025



KCOS Regional Multimodal Connectivity

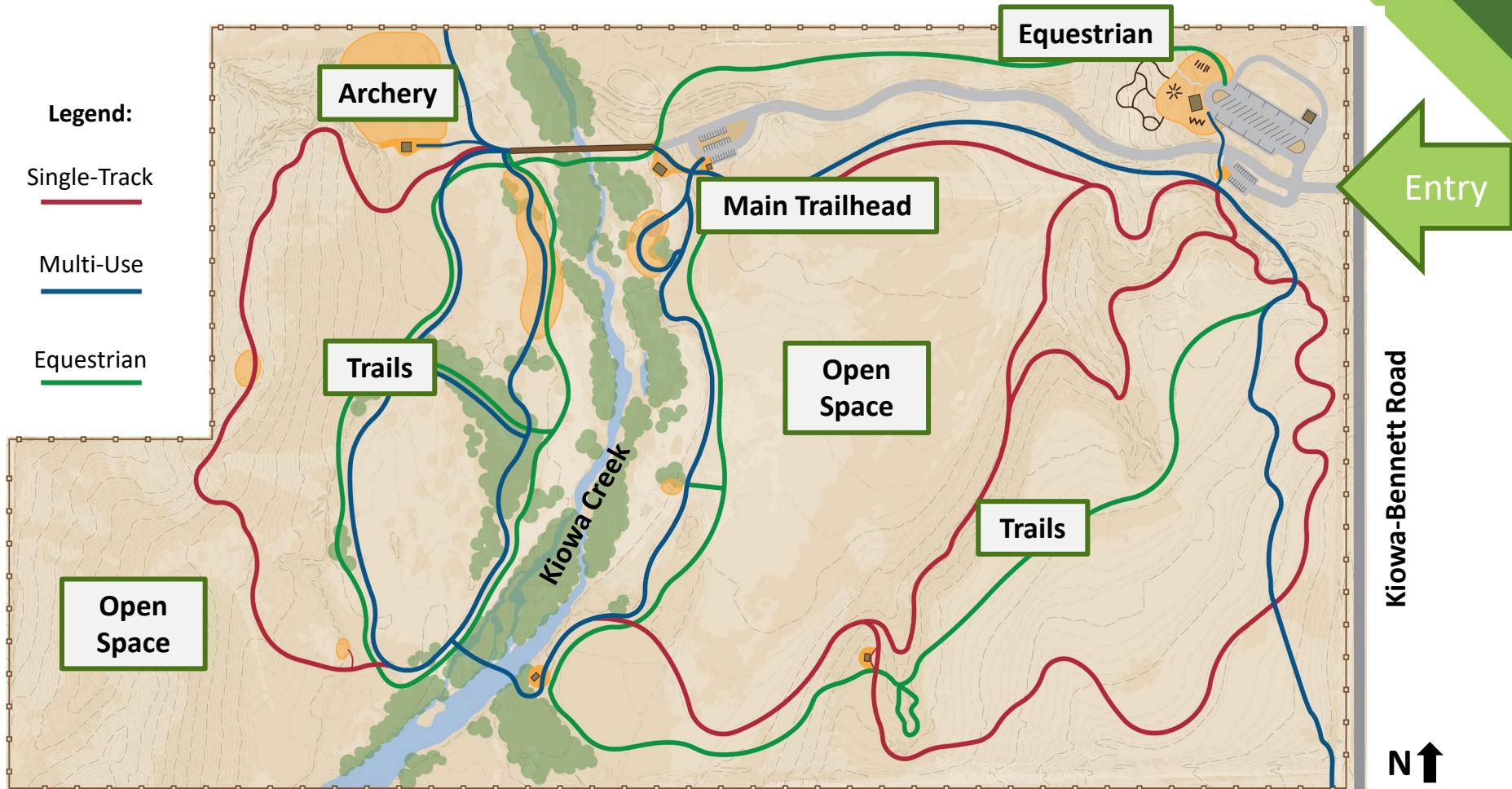
Proposed Regional Trail Map



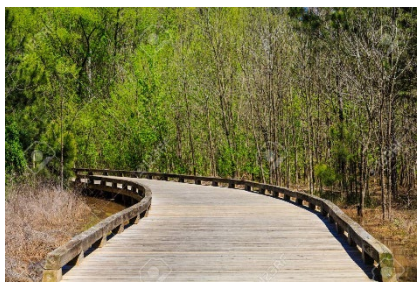
- KCNOS will serve as a major regional multimodal route connecting the Antelope Hills community to the Town of Bennett and the Adams County Multimodal System.
- Kiowa Bennett Rd. crossing and trail extension currently under design by the Town of Bennett. Antelope Hills Trail extension was constructed in 2023

Site Design Layout

- Designed to maintain contiguous open space for prairie habitat
- Equestrian, multi-use, and single-track trails
- Archery range, equestrian challenge course
- Trailhead amenities: bike station, picnic areas, restrooms, shade shelter
- CLOMR approval obtained from FEMA in June 2025



Site Amenities Proposed in Final Design



Creek Crossing



Gravel Multi-Use
Trails



Equestrian Trails



Single-track
bike trails



Boulder Seating



Equestrian Challenge Course



Hitching Posts



Vault Restroom



Wayfinding/Interpretative
Signage



Picnic Areas



Archery Range



Shade Shelter

ACOS coordination with BWFR

- Received comments 14 months late (Referral Routing form dated 3/25/24 BWFR Comments dated 4-22-25).
- Worked with BWFR for 5 months and 5 meetings to work through requests and significantly alter design to meet their needs.



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May 22, 2025

Ernie Rose
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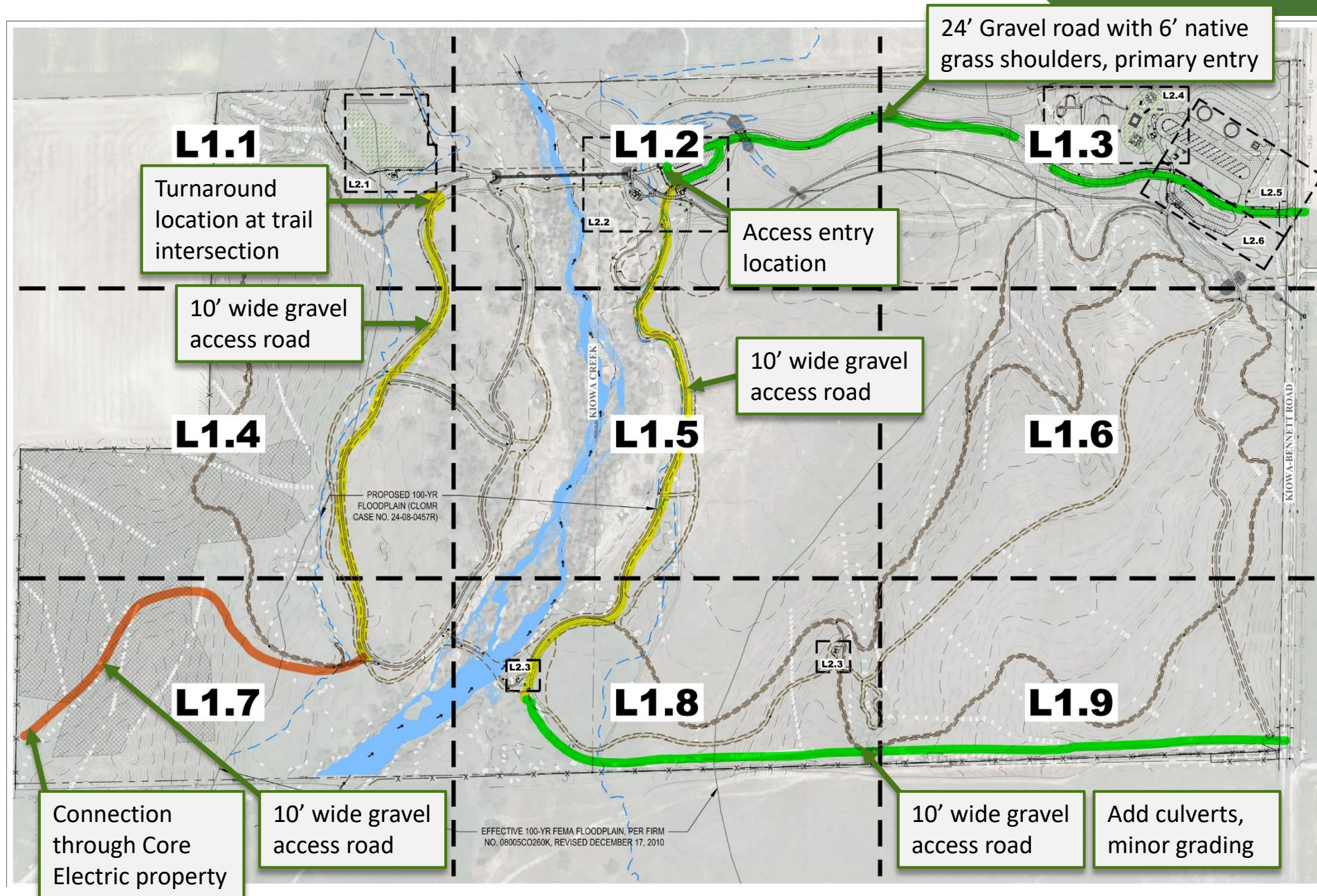
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BWFR Access Routes



Thank You



Ray Winn

Open Spaces Planner II / County Bicycle and Pedestrian Planner
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