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 GM1 - 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. <u>Land Development Code Review</u>

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	A Wildland Interface Assessment was completed
Assessment	and submitted to BWFR
Prepare and submit an Auto Turn Fire Apparatus	An Auto Turn Analysis was completed and
Modeling Analysis for the site	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	The current plan does not trigger the requirement for this, however, applicant will submit required
plan set to BWFR	documentation to BWFR at time of permit review
	after L&E process is completed, if necessary
Add identifying address and signage for all	Applicant will provide required address and
buildings	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	Acknowledged by applicant who will make public
from Fire District	aware
Maintain current emergency contacts at County	Acknowledged
and furnish to BWFR when changes are made	_
Impact Fees will be required at time of permitting	Acknowledged
(Noted in a previous comment): Provide an	The applicant has worked with CORE electric to
Emergency Access Easement to BWFR from the	provide emergency access to BWFR to the site via
CORE Electric Property to the west of this site off	their parcel along Converse Road
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.

<u>PLANNING COMMISSION DRAFT MOTIONS</u> – 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 <u>an alternative</u> <u>motion</u> 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.



PUBLIC WORKS AND DEVELOPMENT

BRYAN D. WEIMER, PWLF

Director

Lima Plaza

Planning Commission's Summary Report

6924 South Lima Street Centennial, Colorado 80112-3853 720-874-6500

arapahoegov.com

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 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 NAM	IE:	ADDRES	SS:			CONTACT:	
		PHONE:				TITLE:	
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This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application *does not* 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.

Land Development Application Rev 03-31-2022



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

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 NORTHINGS 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: ARAPAHOE COUNTY BENCHMARK P3-53 AS SHOWN HEREO 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 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

COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

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 IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS KIOWA CREEK OPEN 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 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 SPACE, CASE NO. Q23-080.

CONTACTS

720.874.6540

OWNER REPRESENTATIVE RAY WINN ARAPAHOE COUNTY OPEN SPACES 6934 S LIMA ST., STE, A CENTENNIAL, CO 80112

PRIME CONSULTANT/LANDSCAPE ARCHITECT CIVIL ENGINEERING PAUL THOMAS CHRISTOPHER KROEGER STREAM DESIGN, LLC 899 LOGAN ST., STE. 500 DENVER, CO 80203 LAKEWOOD, CO 80226 303.988.4939 720.663.7352

SURVEY JON SPIRK MULLER ENGINEERING COMPANY 7245 W ALASKA DR., STE, 300 303.773.1605

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

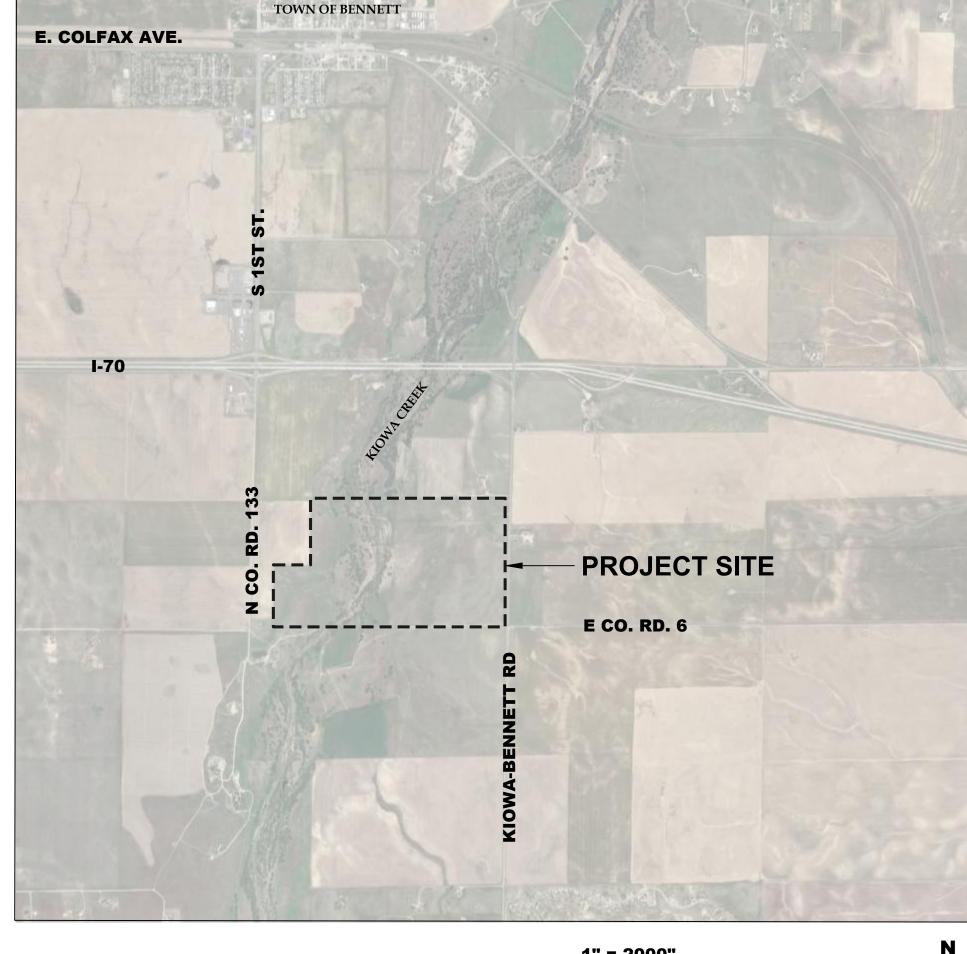
IRRIGATION DESIGN KEN DIPAOLO HYDROSYSTEMS KDI 13949 W COLFAX AVE., STE. 260 LAKEWOOD, CO 80401 303.980.5327

SHEET **1** OF 19



720.663.7352

LOCATION MAP



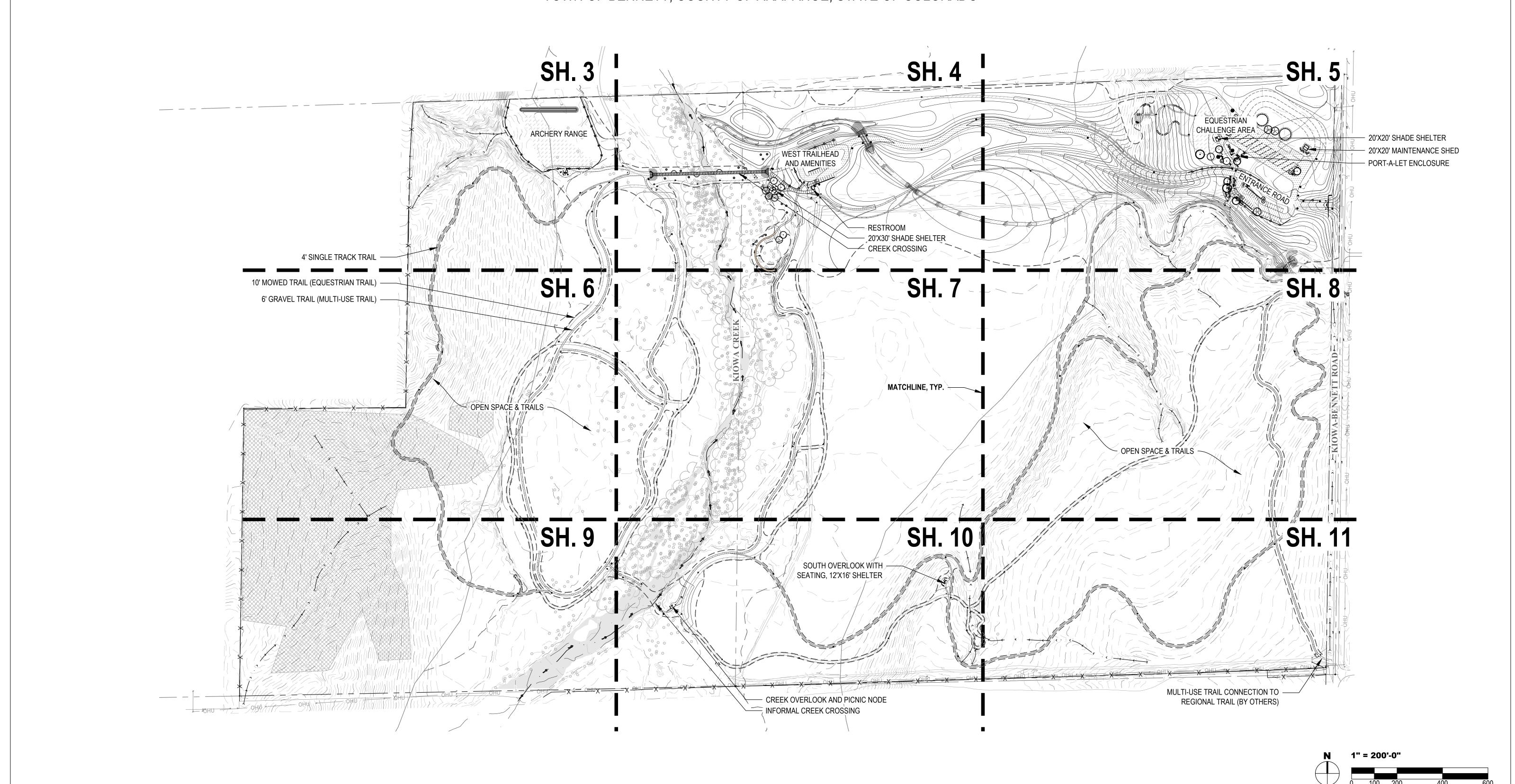
1" = 2000"

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**

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



OVERALL SITE PLAN KIOWA CREEK OPEN SPACE

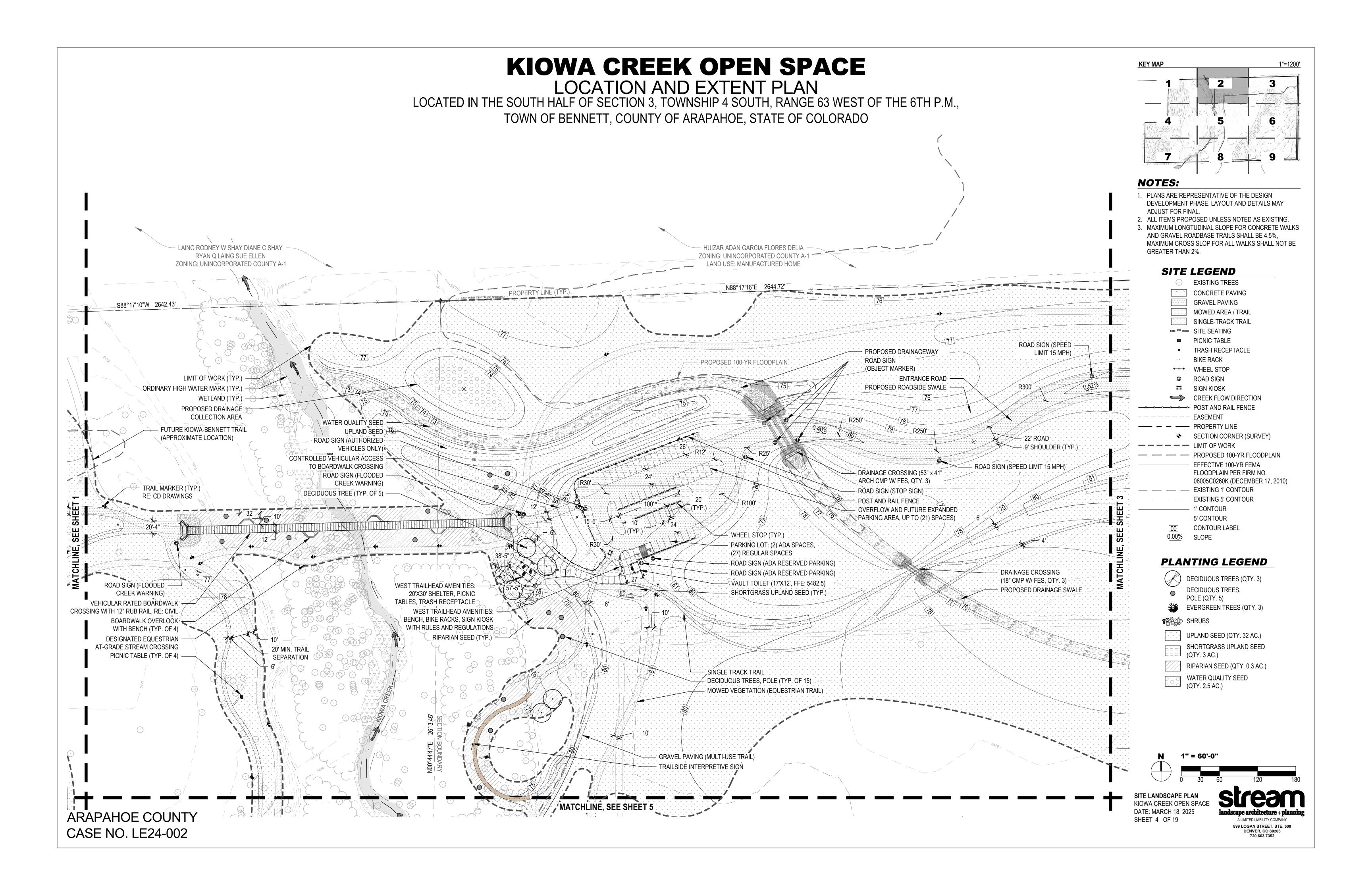
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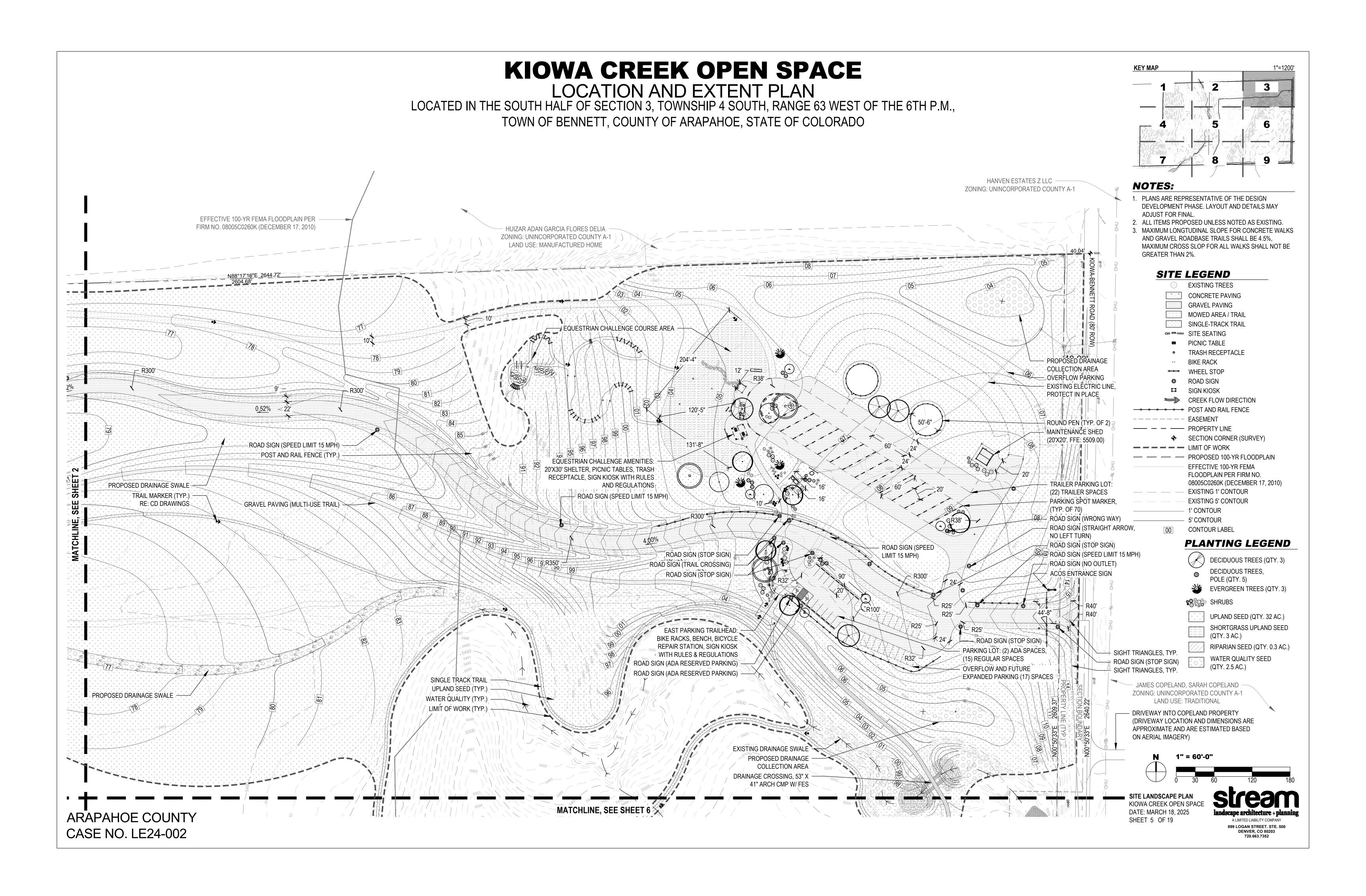
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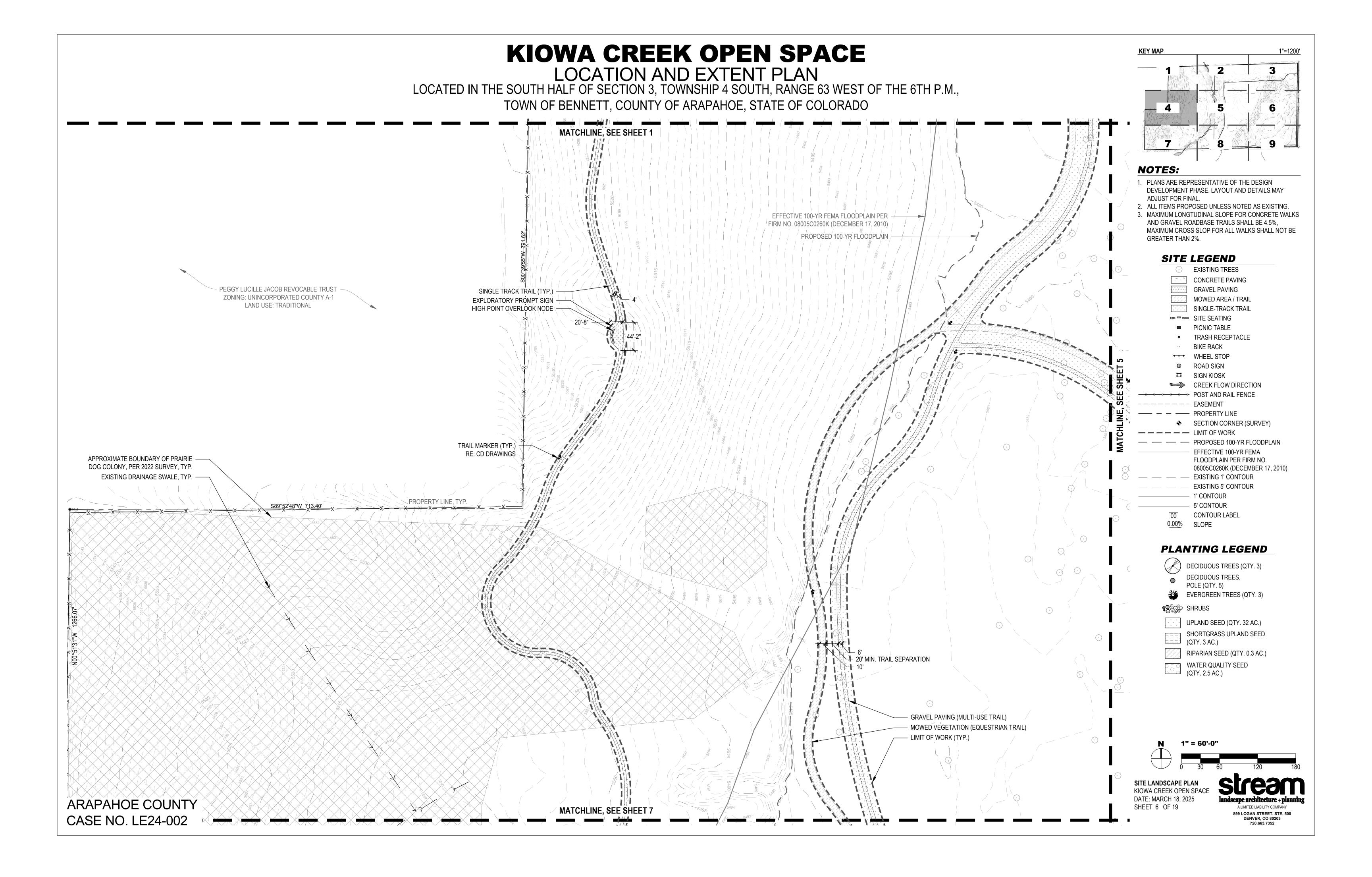
SHEET 2 OF 19

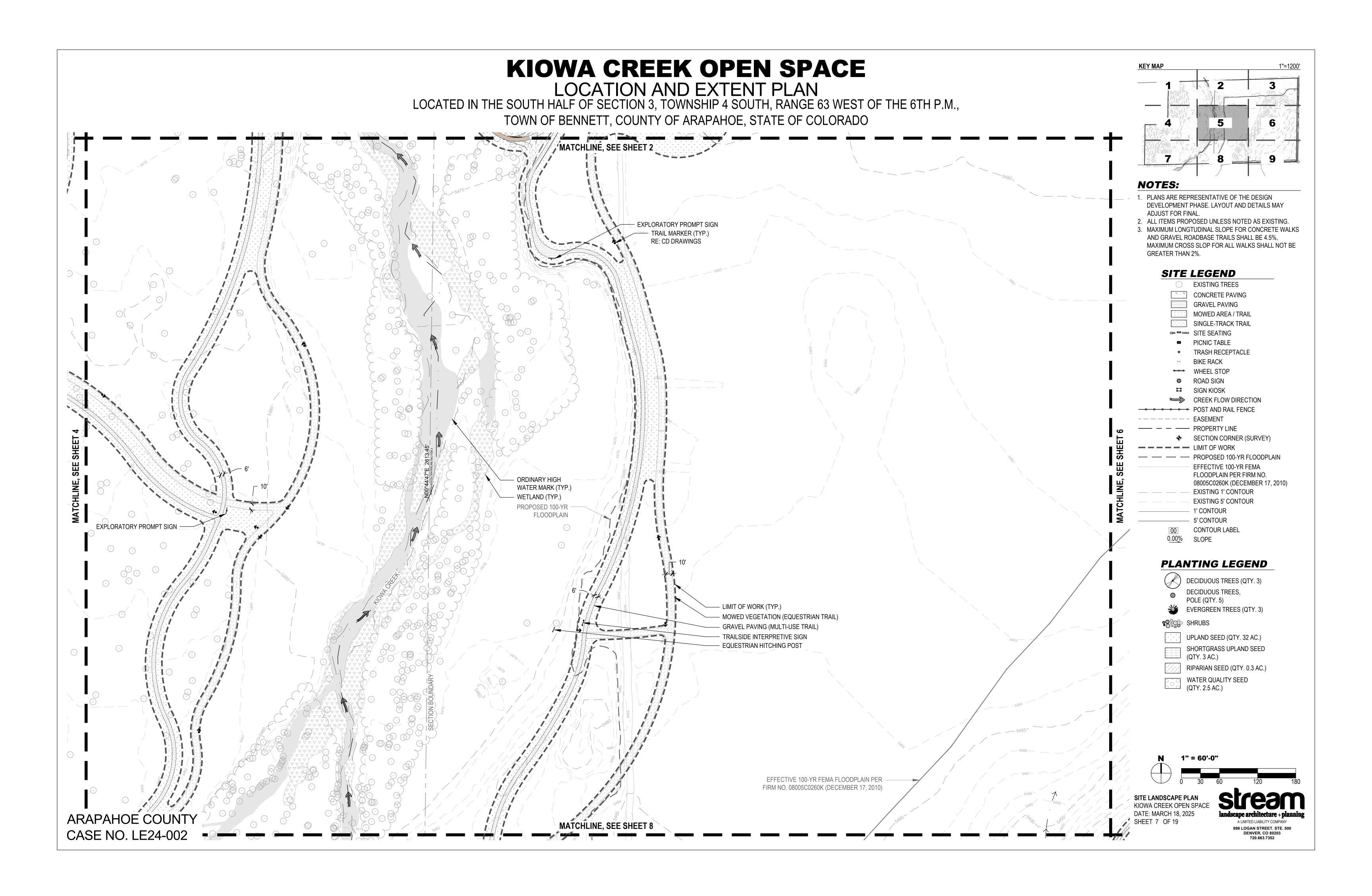
ARAPAHOE COUNTY CASE NO. LE24-002

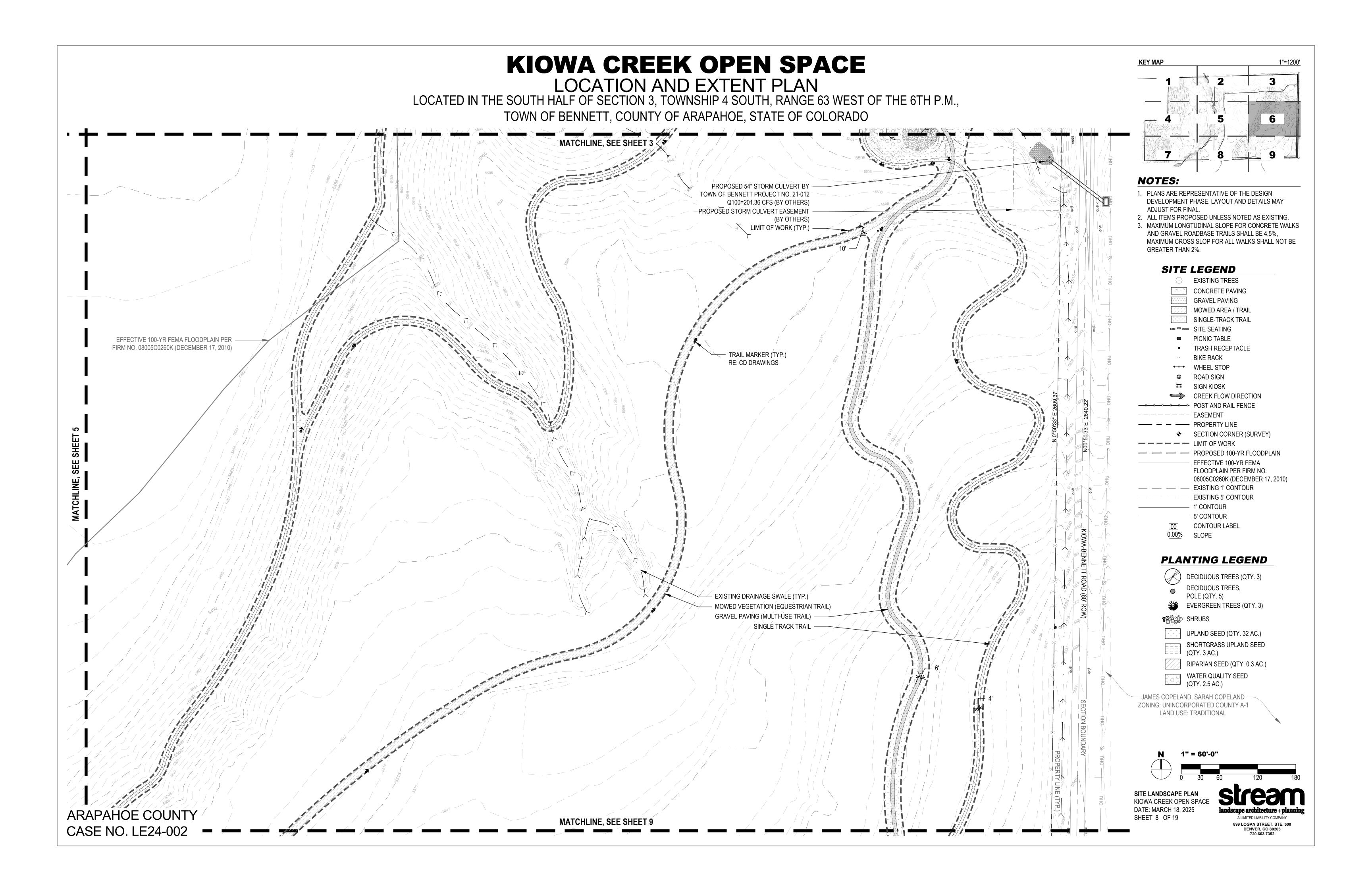
KIOWA CREEK OPEN SPACE 1"=1200' LOCATION AND EXTENT PLAN LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M., TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO **NOTES:** 1. PLANS ARE REPRESENTATIVE OF THE DESIGN DEVELOPMENT PHASE. LAYOUT AND DETAILS MAY ADJUST FOR FINAL. 2. ALL ITEMS PROPOSED UNLESS NOTED AS EXISTING. 3. MAXIMUM 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%. LAING RODNEY W SHAY DIANE C SHAY SITE LEGEND RYAN Q LAING SUE ELLEN **EXISTING TREES** ZONING: UNINCORPORATED COUNTY A-1 FUTURE KIOWA-BENNETT TRAIL CONCRETE PAVING (APPROXIMATE LOCATION) (BY OTHERS) **GRAVEL PAVING** PROPERTY LINE (TY MOWED AREA / TRAIL SINGLE-TRACK TRAIL ○ SITE SEATING PICNIC TABLE TRASH RECEPTACLE " BIKE RACK ROAD SIGN SIGN KIOSK CREEK FLOW DIRECTION **────** POST AND RAIL FENCE ARCHERY RANGE 10, 20, 30, 50, 60, 70, 80 YD TARGETS — PROPERTY LINE ♦ SECTION CORNER (SURVEY) — PROPOSED 100-YR FLOODPLAIN FLOODPLAIN PER FIRM NO. 08005C0260K (DECEMBER 17, 2010) **EXISTING 1' CONTOUR** EXISTING 5' CONTOUR 1' CONTOUR - 5' CONTOUR CONTOUR LABEL 0.00% SLOPE ARCHERY AMENITIES: 20'X20' SHELTER, PICNIC PLANTING LEGEND TABLES, SEATING PEGGY LUCILLE JACOB REVOCABLE TRUST ZONING: UNINCORPORATED COUNTY A-1 POST AND RAIL FENCE (TYP.) RE: CD DRAWINGS DECIDUOUS TREES (QTY. 3) LAND USE: TRADITIONAL **EXISTING DRAINAGEWAY (TYP.)** DECIDUOUS TREES, POLE (QTY. 5) SINGLE TRACK TRAIL **EVERGREEN TREES (QTY. 3) ၞ2**૾ૄ૽૽ૢૢ<mark>૽</mark>ૄ૽૽ 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.) 20' MIN. TRAIL SEPARATION PROPOSED 100-YR FLOODPLAIN **GRAVEL PAVING** (MULTI-USE TRAIL) EFFECTIVE 100-YR FEMA FLOODPLAIN PER FIRM NO. 08005C0260K (DECEMBER 17, 2010) MOWED VEGETATION (EQUESTRIAN TRAIL) LIMIT OF WORK (TYP.) SITE LANDSCAPE PLAN KIOWA CREEK OPEN SPACE DATE: MARCH 18, 2025 ARAPAHOE COUNTY SHEET 3 OF 19 899 LOGAN STREET. STE. 500 DENVER, CO 80203 720.663.7352 CASE NO. LE24-002

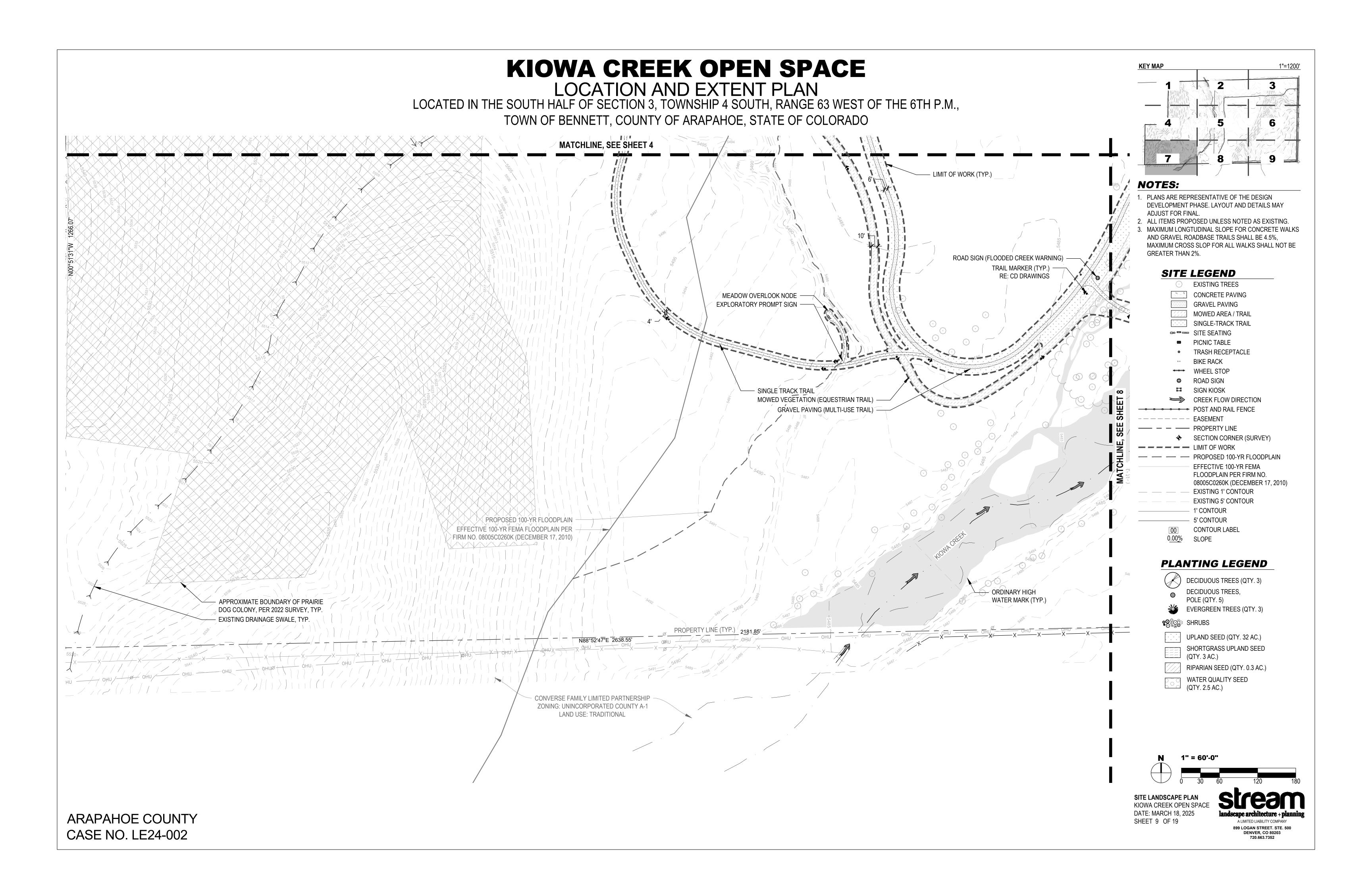


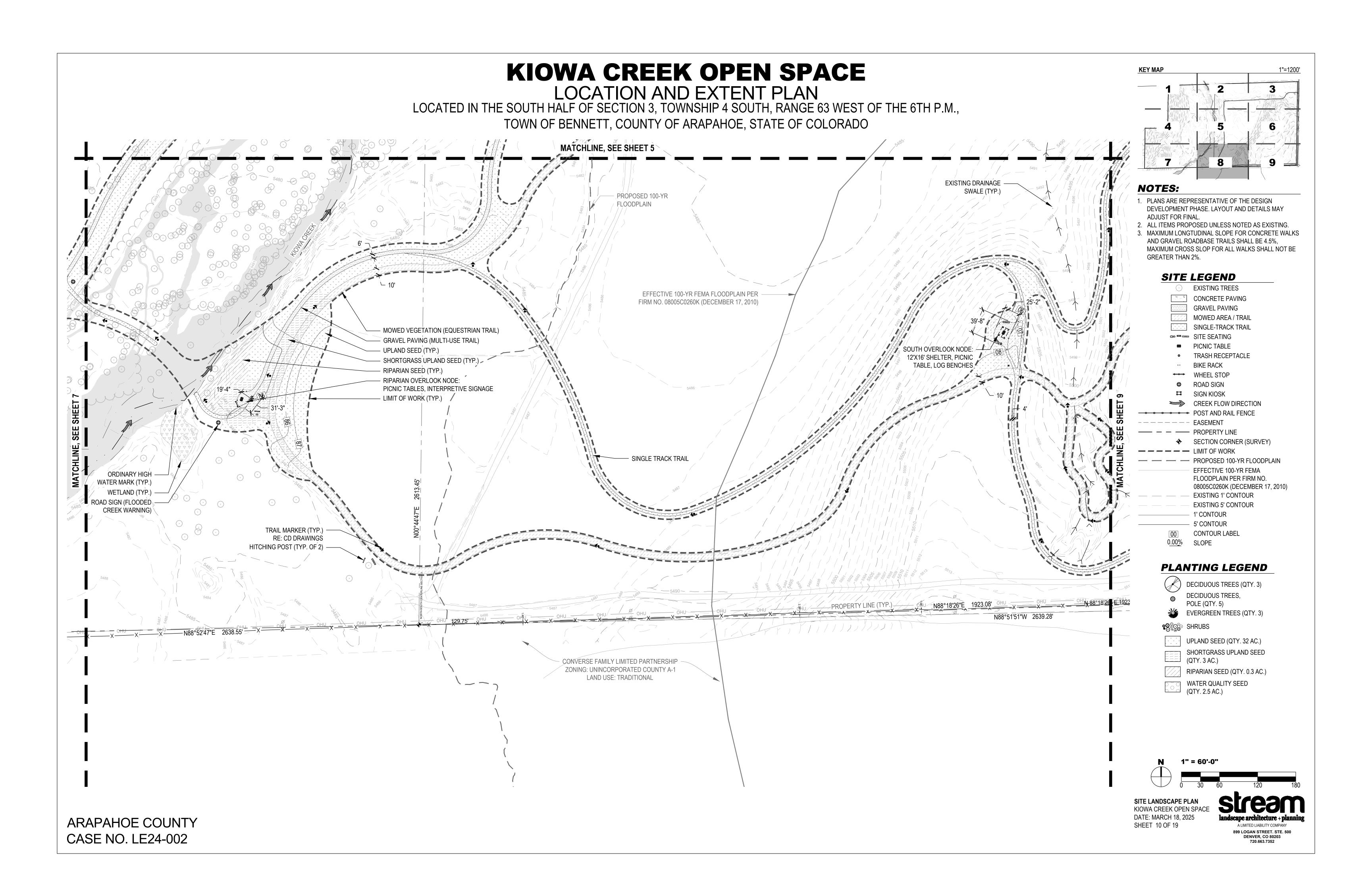


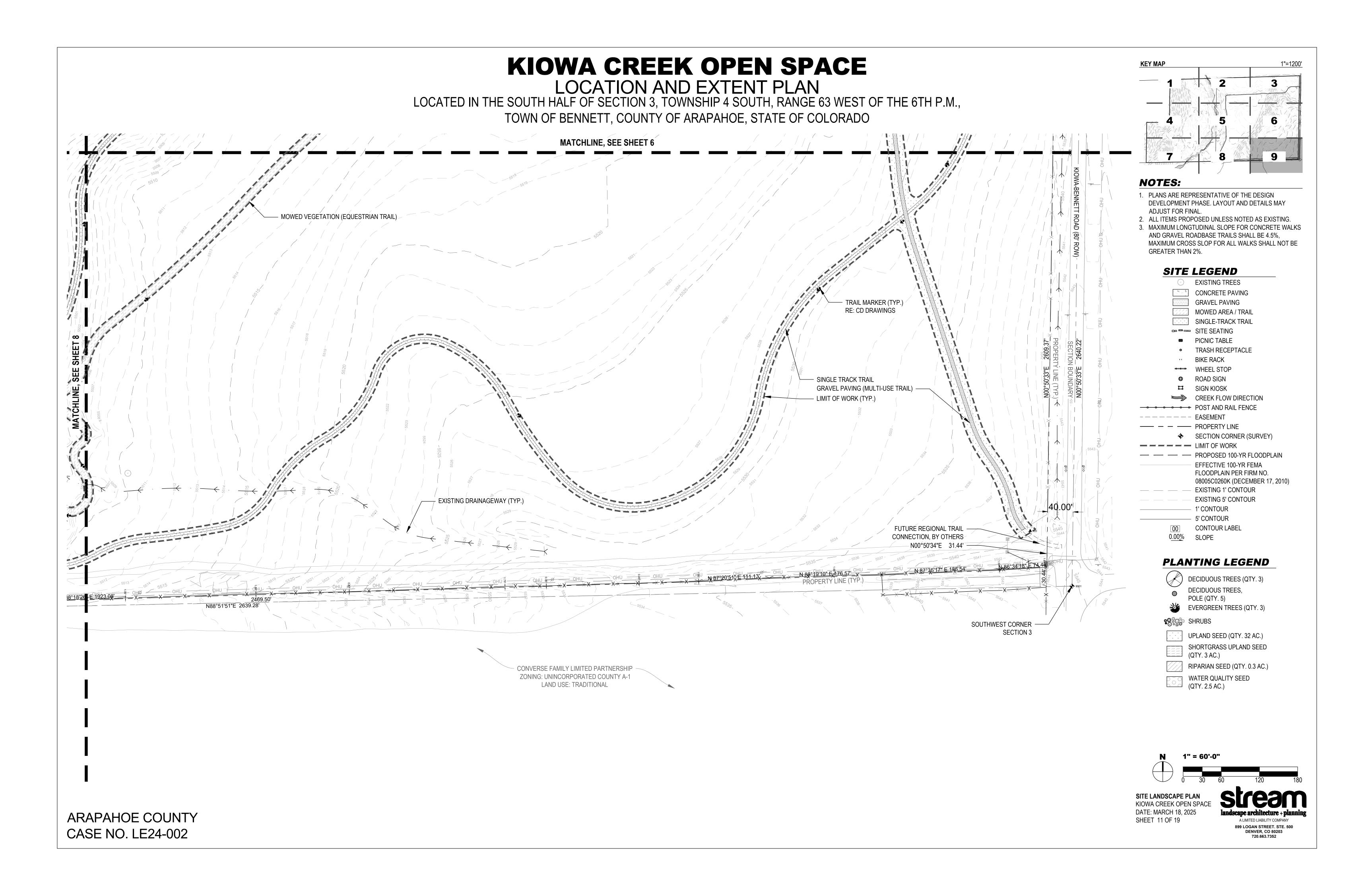






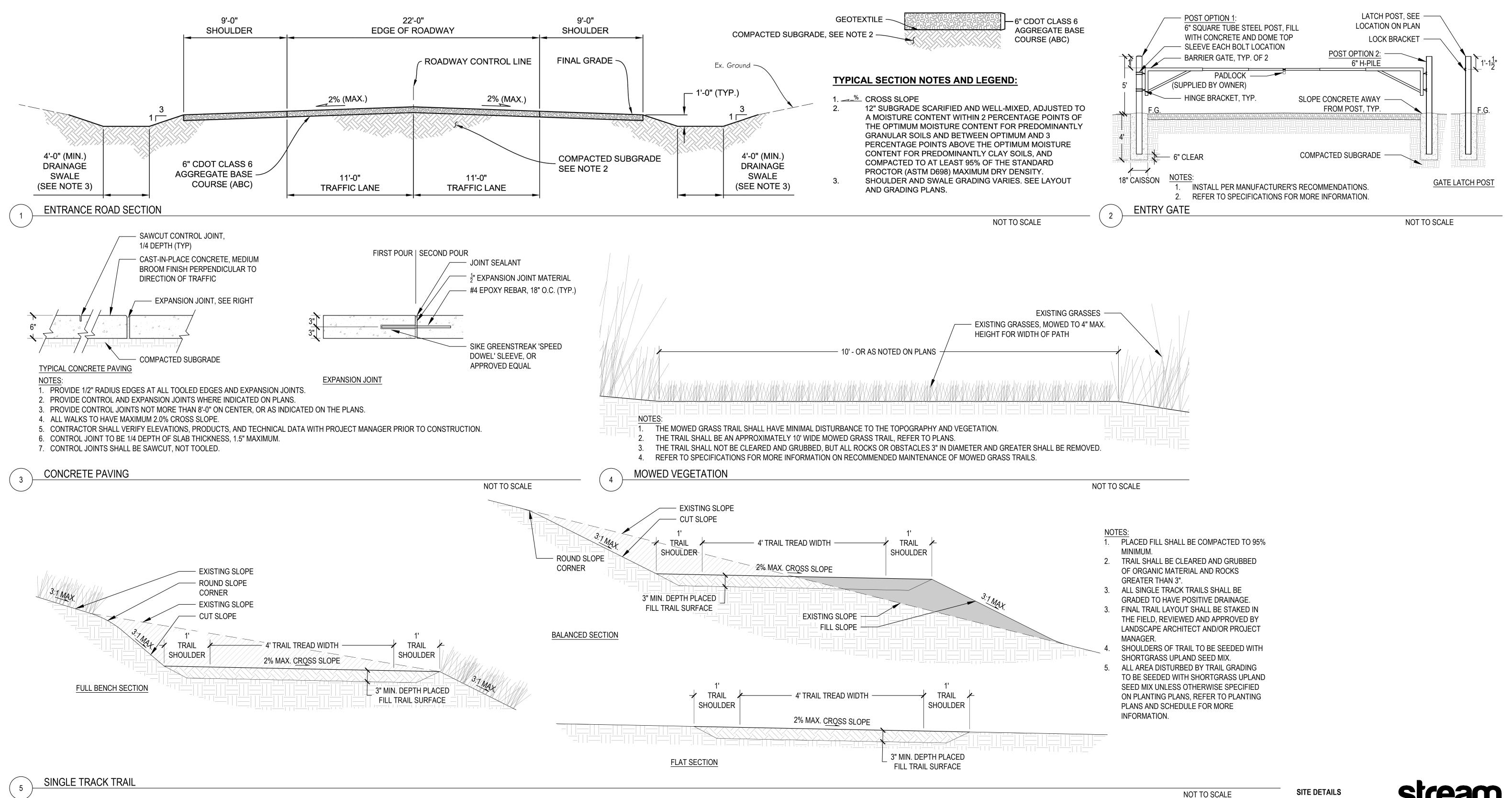






LOCATION AND EXTENT PLAN

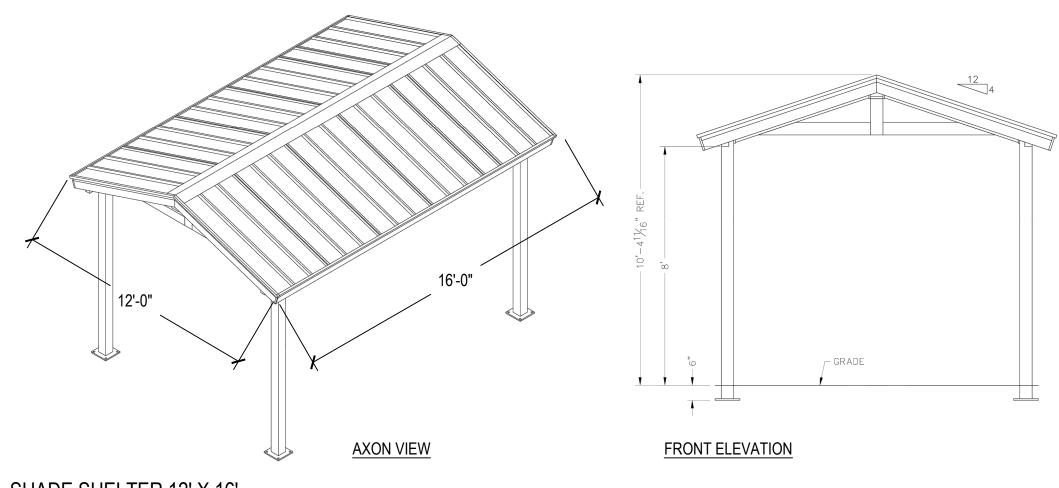
LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M., TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO

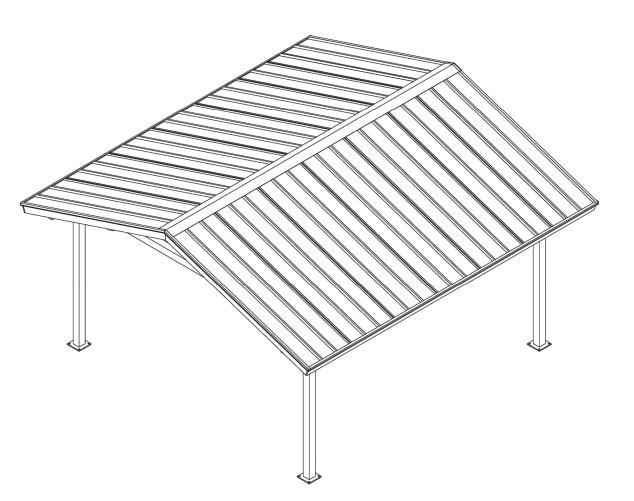


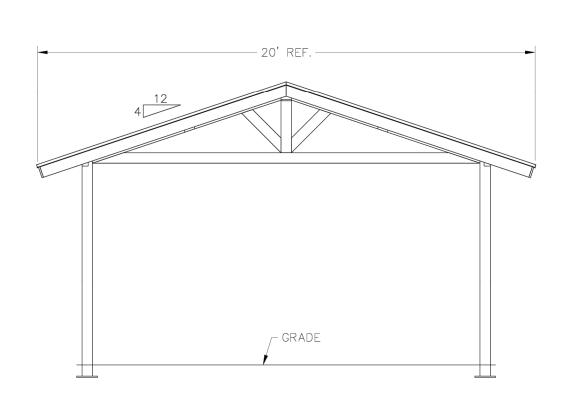
ARAPAHOE COUNTY CASE NO. LE24-002 SITE DETAILS
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 12 OF 19

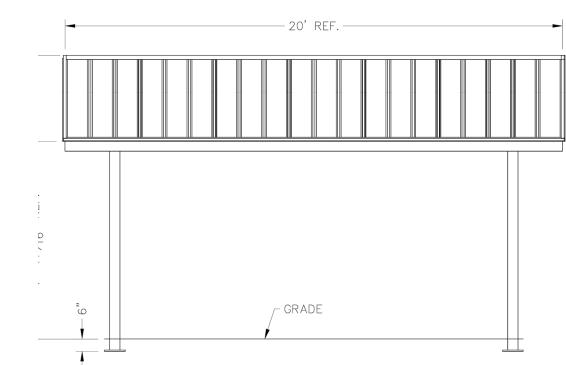


LOCATION AND EXTENT PLAN
LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M., TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



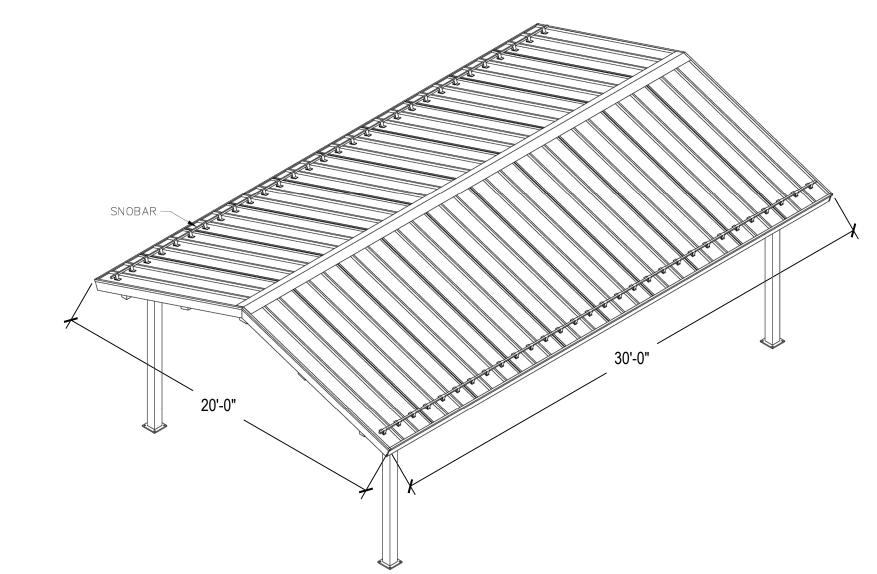


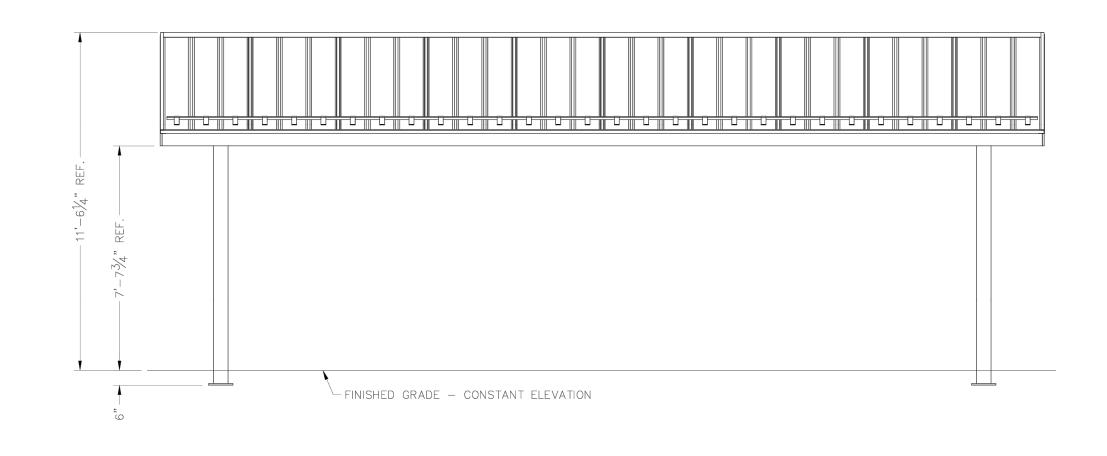


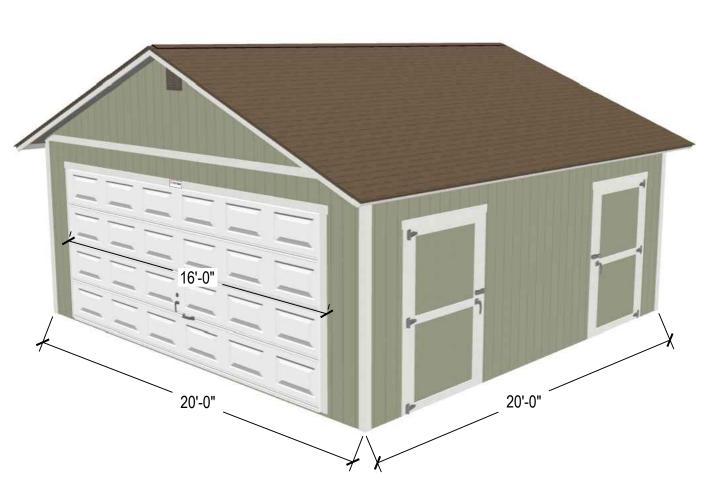


SHADE SHELTER 12' X 16' NOT TO SCALE SHADE SHELTER 20' X 20'

NOT TO SCALE







SHADE SHELTER 20' X 30'

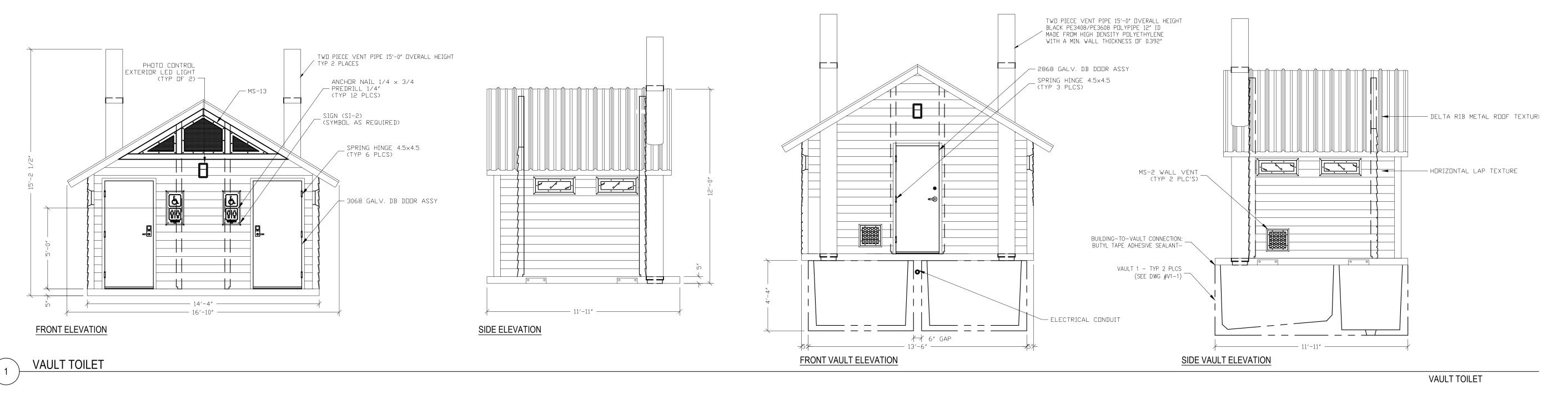
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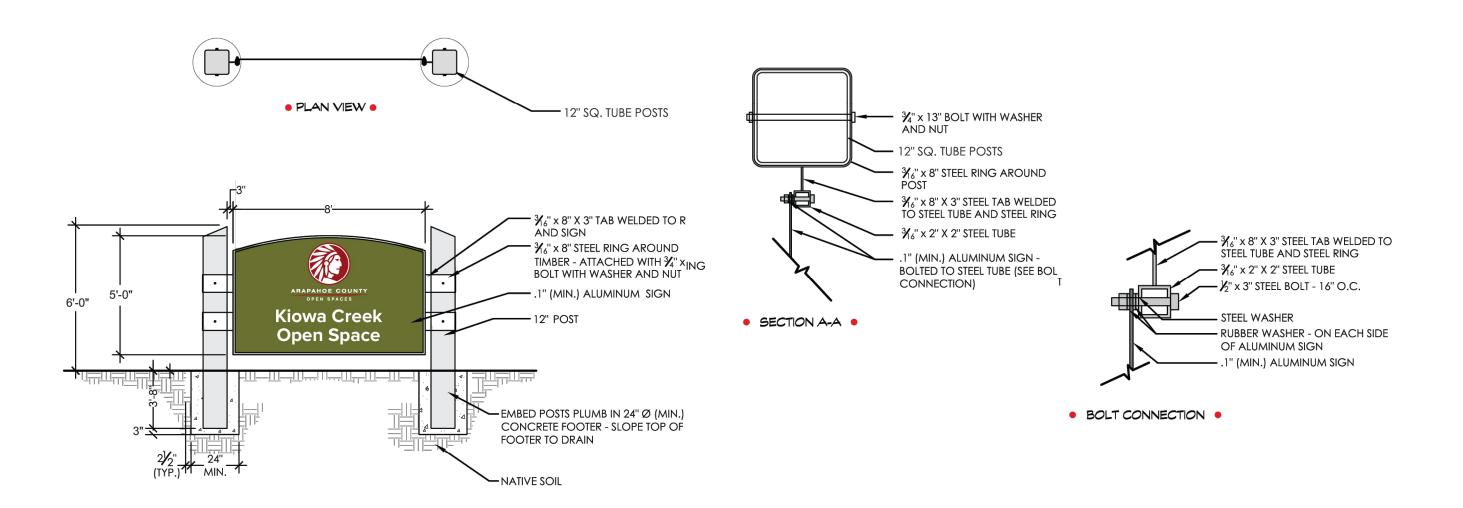
MAINTENANCE SHED

NOT TO SCALE



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. 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.

ENTRANCE SIGN

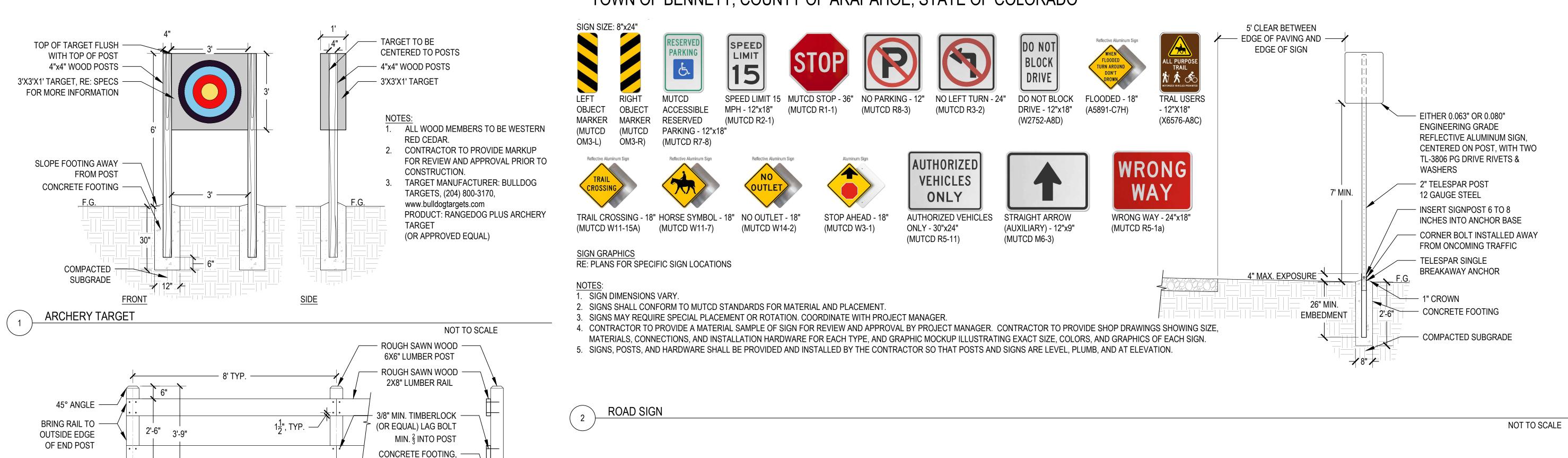
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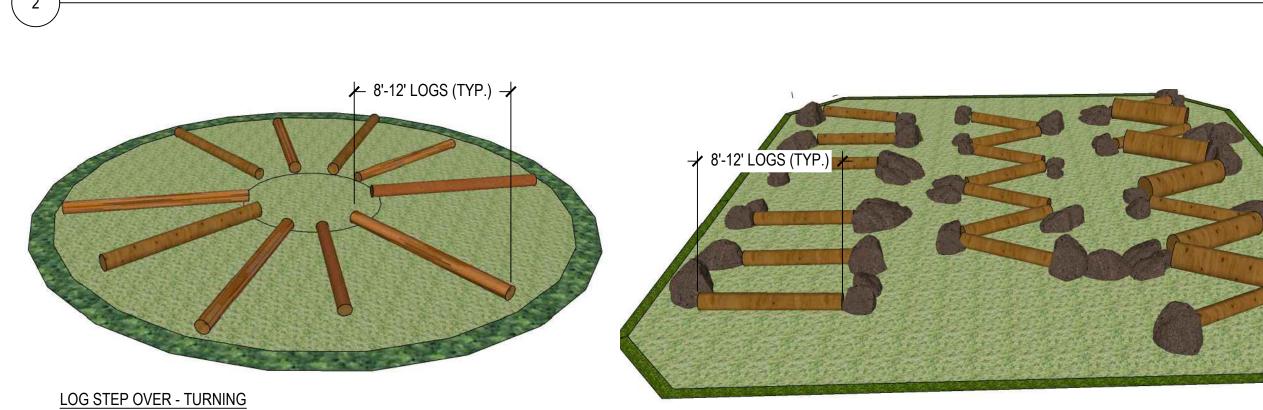
ARAPAHOE COUNTY CASE NO. LE24-002





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





LOG STEP OVER

WOOD AND TREATMENT. POST AND RAIL FENCE NOT TO SCALE

SLOPE TOP OF FOOTING

DRAINAGE

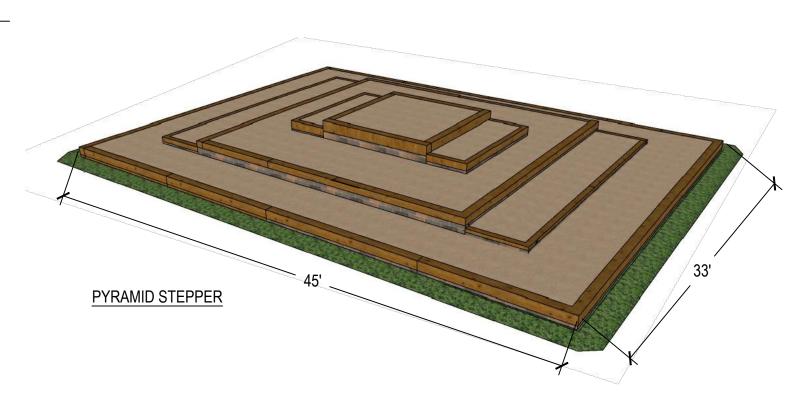
MATERIAL

SUBGRADE

NOT TO SCALE

COMPACTED

AWAY FROM POST





EQUESTRIAN HITCHING POST

ELEVATION

AND TREATED (ACQ) POSTS AND RAILS.

1. POST AND RAIL FENCE - 6x6" POST WITH DOME TOP, 45" HEIGHT,

2. ALL POSTS SHALL BE ALIGNED, EVENLY SPACED, AND CENTERED IN

OFFSET FENCE 1'-0" FROM EDGE OF PAVING OR TRAIL EDGE. 5. CONTRACTOR TO PROVIDE SHOP DRAWINGS WITH MATERIALS AND DIMENSIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE. 6. REFER TO SPECIFICATIONS FOR MORE INFORMATION ON TYPE OF

CUT RAILS AS NECESSARY TO PROVIDE A TIGHT JOINT AT POSTS.

SPACED AT 8' ON CENTER WITH (2) 2x8" RAILS; USE MACHINE PEELED

CONCRETE FOOTINGS. POSTS SHALL BE PLUMB AND TRUE VERTICAL

EQUESTRIAN CHALLENGE FEATURES

NOT TO SCALE

ARAPAHOE COUNTY CASE NO. LE24-002

SITE DETAILS KIOWA CREEK OPEN SPAC DATE: MARCH 18, 2025 SHEET 15 OF 19

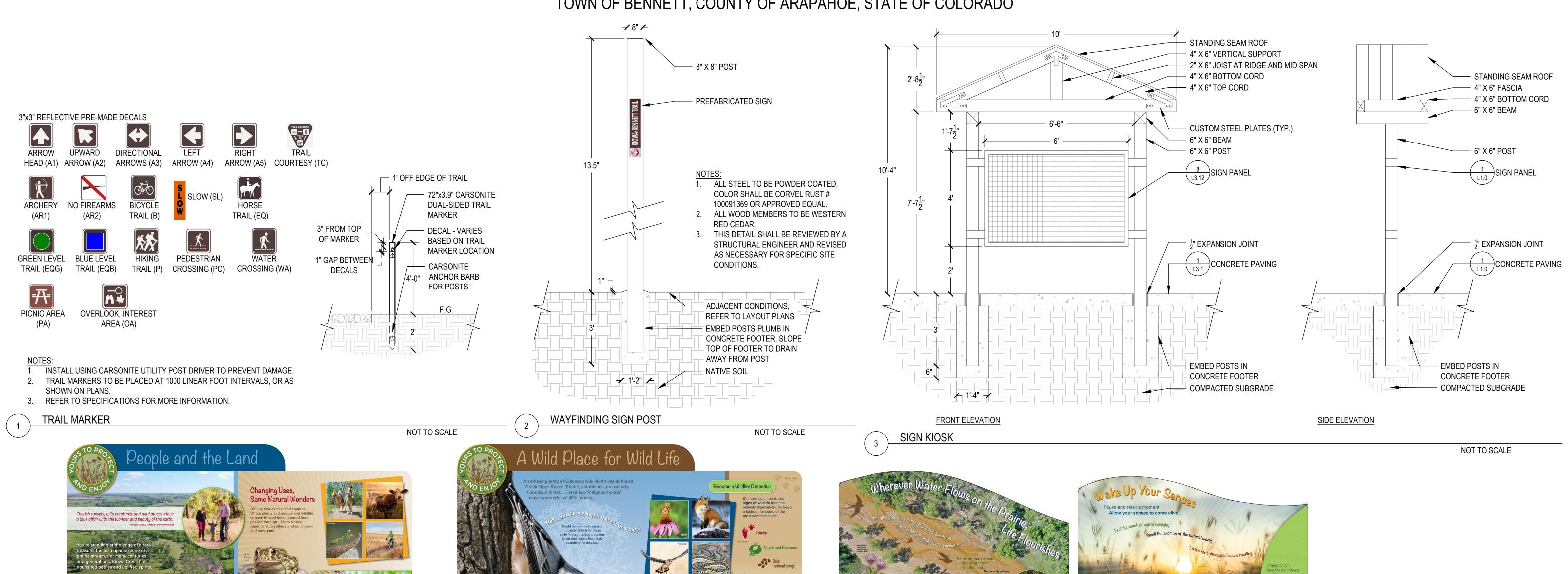


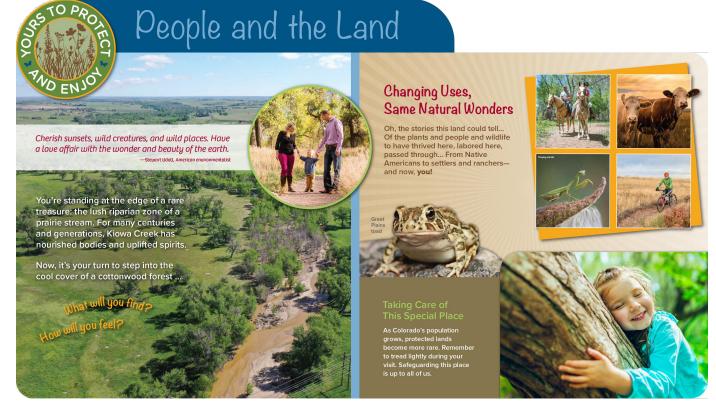
KIOWA CREEK OPEN SPACE LOCATION AND EXTENT PLAN LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M., TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO - Ex. Top of Bank 4'-0" TYPE M RIPRAP (D₅₀=12") **OVERLOOK** 6" CONCRETE Ex. Channel Thalweg 6" CONCRETE SEE SHT. C1.7 PAVING 200'-0" 150'-0" 150'-0" $\times^{5476.30}$ 12'-0" CLEAR — **GRADE BREAK** GRADE BREAK 4'-0" TYPÉ M STA. 13+50.00 STA. 11+50.00 RIPRAP (D₅₀=12") EL.=5476.20 BOARDWALK EL.=5476.50 CONCRETE CONCRETE ABUTMENT ABUTMENT HORSE TRAIL SEE SHT. C1.5 SEE SHT. C1.5 GRAVEL\MULTI-USE TRAIL MANNE GRAVEL MULTI-USE TRAIL PLAN 150'-0" 200'-0" 150'-0" 5485 5485 PROPOSED BOARDW/ . 15+00.00 :5476.50 100-YR WSEL=5278.49± FINAL GRADE CHANNEL THALWEG ELEVATIONS WERE OBTAINED PROPOSED BENEATH FROM SURVEY PERFORMED BY HCL ENGINEERING 5480 5480 5-YR WSEL=5276.11± BOARDWALK TOP OF BOARDWALK & SURVEYING, LLC IN AUGUST 2023. CHANNEL (TYP.) THALWEG ELEVATIONS SHALL BE SURVEYED BY THE CONTRACTOR DURING CONSTRUCTION AND COORDINATED WITH ENGINEER PRIOR TO BOARDWALK CONSTRUCTION. 1.67% -1 47% COUNTY SHALL MONITOR KIOWA CREEK CHANNEL 0.00% BED CHANGES. IT IS RECOMMENDED THAT THE 3'-6" MAX COUNTY PERFORM CHANNEL STABILIZATION 4'-0" TYPE M 4'-0" TYPE M IMPROVEMENTS AS NEEDED TO MITIGATE FOR 5470 RIRAP (D₅₀=12") 5470 RIRAP (D₅₀=12") DOWNCUTTING OF THE CHANNEL BED WHICH IF CHANNEL BED DOWNCUTTING WOULD COMPROMISE THE STRUCTURAL EXCEEDS 5465.98 (5'-0" MAX), THE STRUCTURAL CONCRETE INTEGRITY OF THE BOARDWALK. Ex. Ground -Ex. Channel INTEGRITY OF THE BOARDWALK ABUTMENT -6" CONCRETE SEE SHT. C1.5 Thalweg 6" CONCRETE MAY BE COMPROMISED. (SEE NOTE 2) SEE SHT. C1.5 El.=5470.98± PAVING **PAVING** 5465 5465 11+00 14+00 10+00 12+00 13+00 15+00 **ELEVATION** SCALE: 1" = 20' (HORIZ.) 1" = 5' (VERT.) NORTH BOARDWALK CROSSING SITE DETAILS NOT TO SCALE

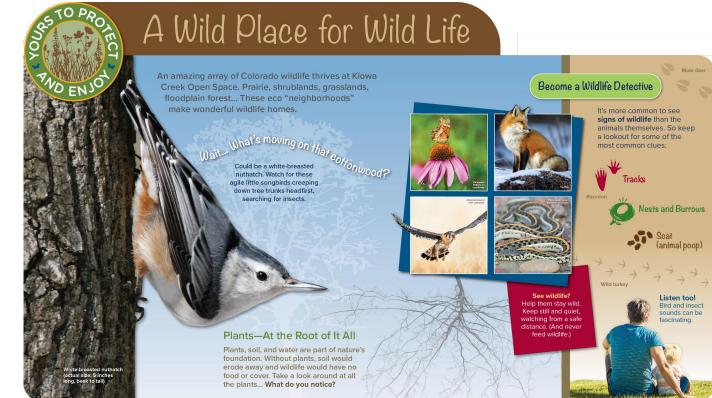
ARAPAHOE COUNTY CASE NO. LE24-002 SITE DETAILS
KIOWA CREEK OPEN SPACE
DATE: MARCH 18, 2025
SHEET 16 OF 19

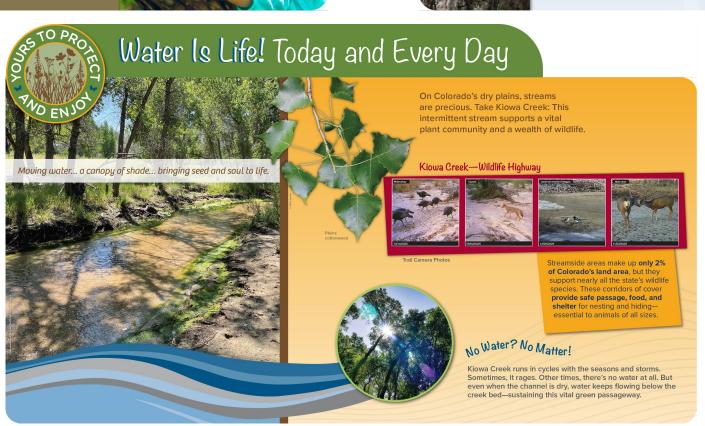


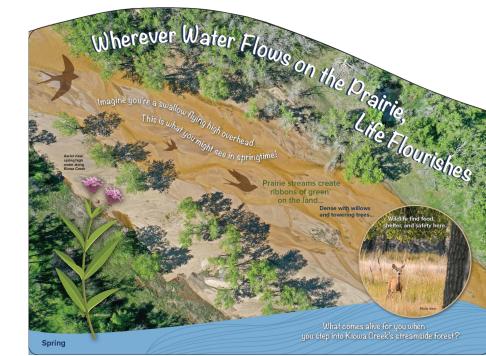
LOCATION AND EXTENT PLAN
LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M., TOWN OF BENNETT, COUNTY OF ARAPAHOE, STATE OF COLORADO



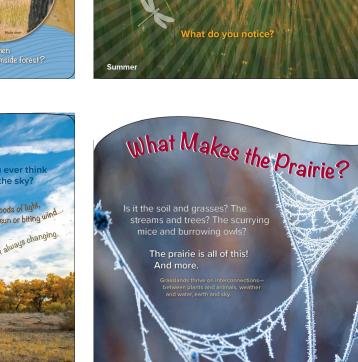


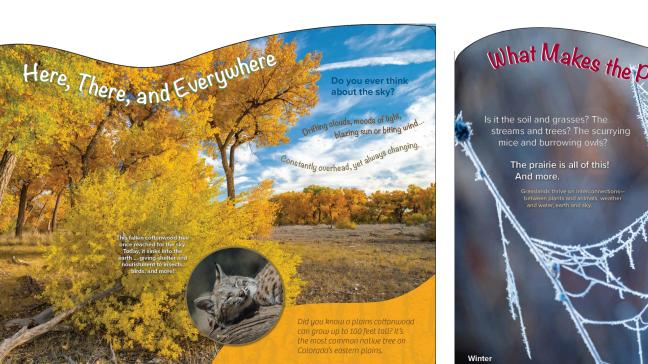






EXPLORATORY PROMPT SIGNS





SITE DETAILS KIOWA CREEK OPEN SPAC DATE: MARCH 18, 2025 SHEET 17 OF 19 899 LOGAN STREET. STE. 500 DENVER, CO 80203 720.663.7352

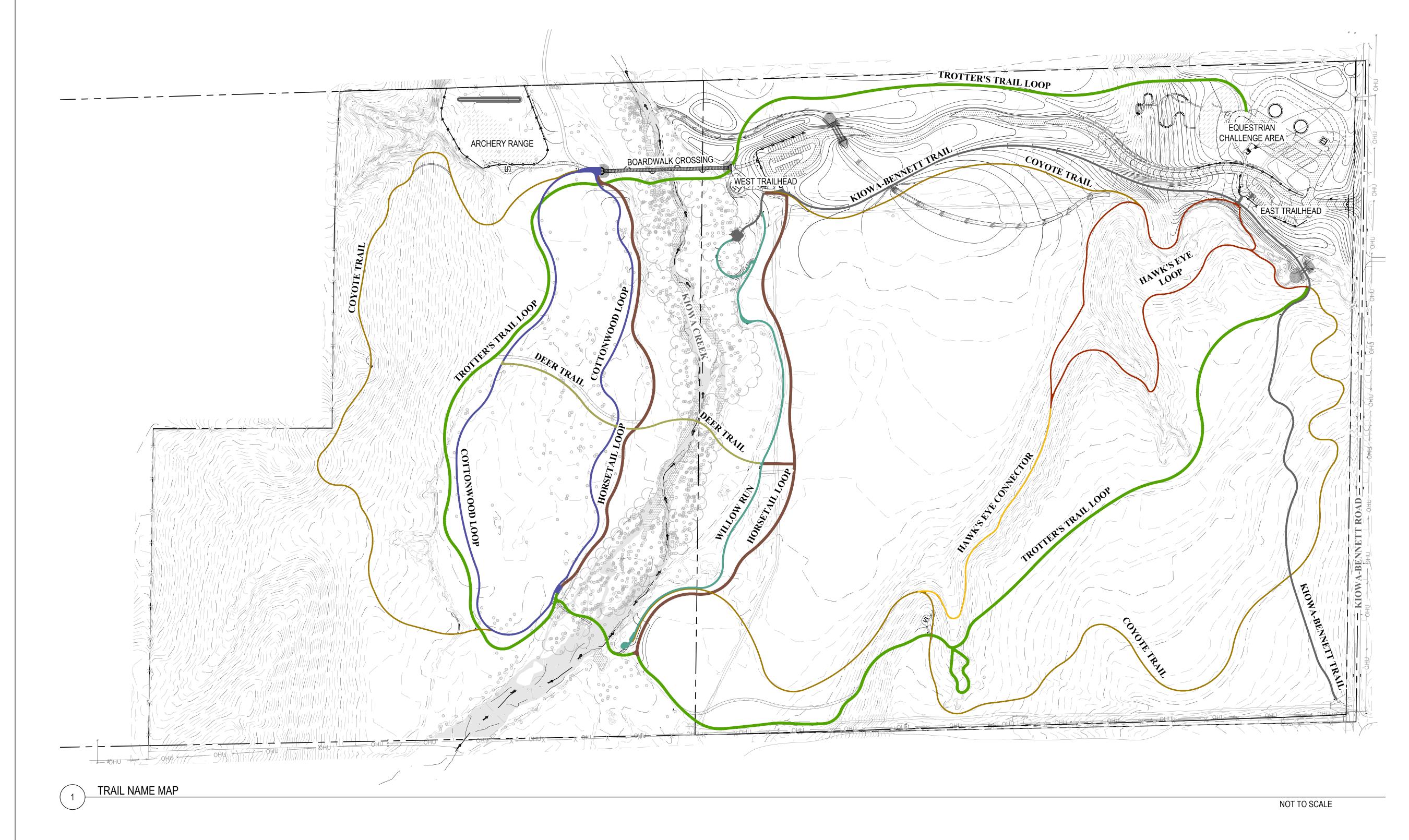
TRAILSIDE INTERPRETIVE SIGNS

ARAPAHOE COUNTY CASE NO. LE24-002

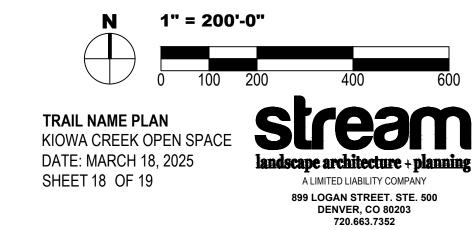
NOT TO SCALE

NOT TO SCALE

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

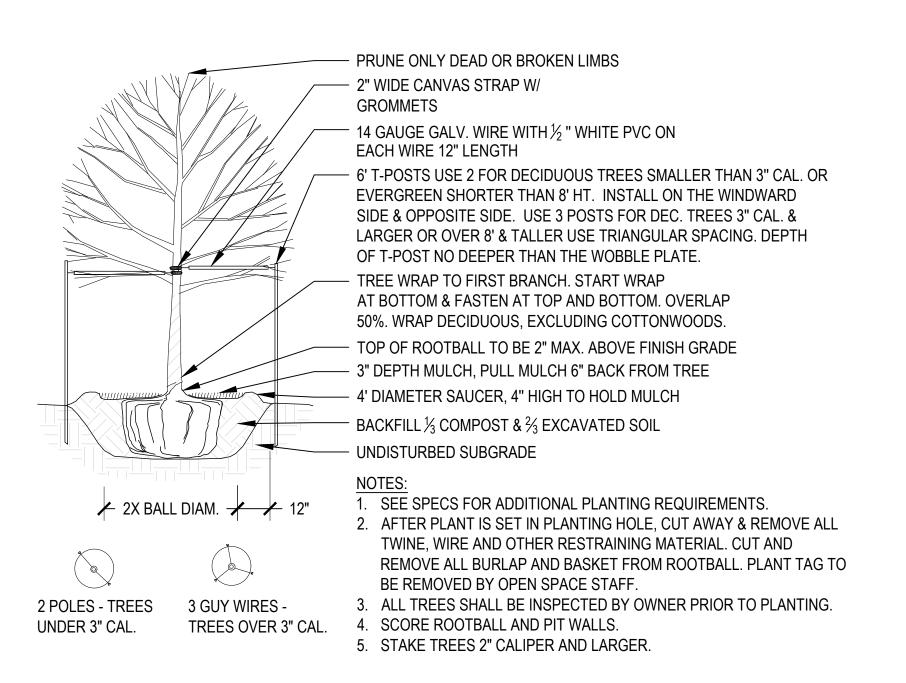




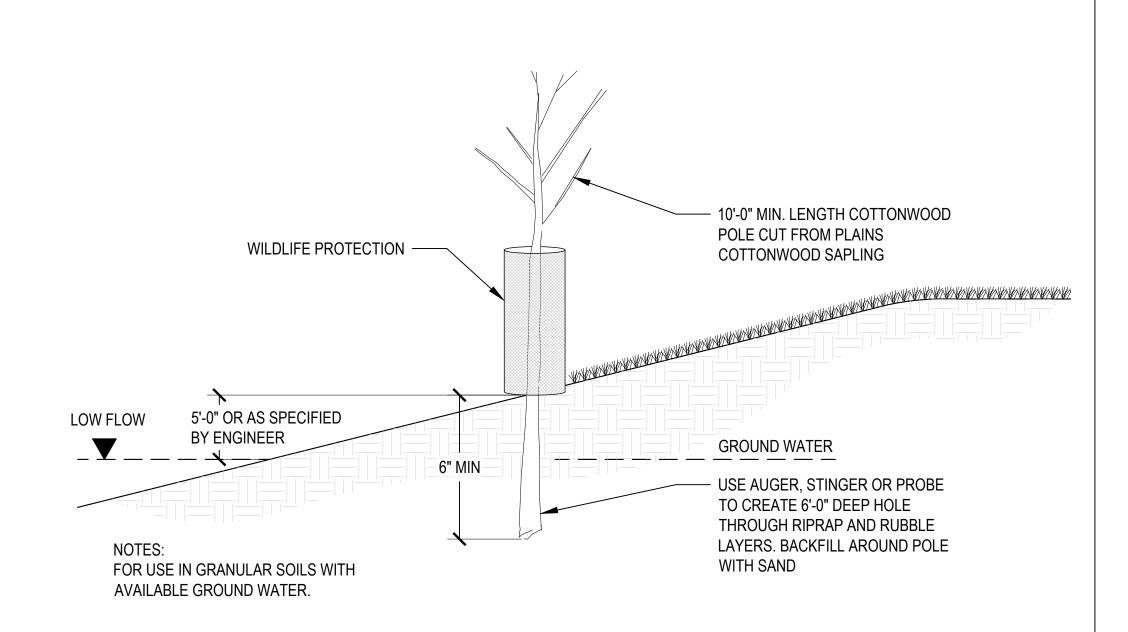


LOCATION AND EXTENT PLAN

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

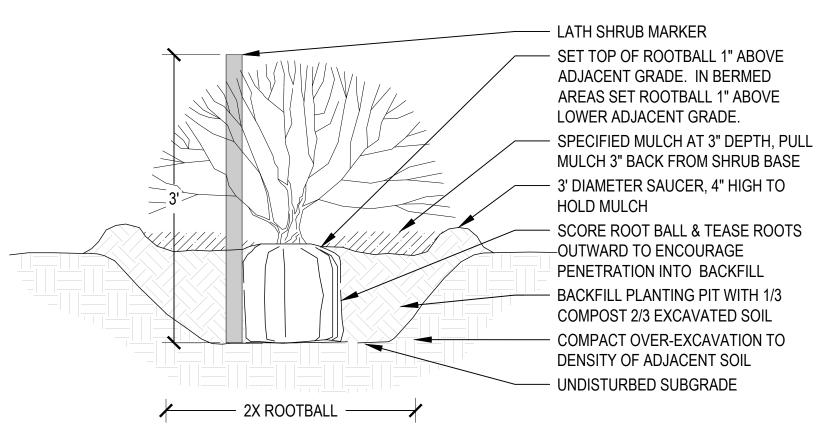


COTTONWOOD PLANTING NOTES: ALL COTTONWOODS (B&B AND CONTAINER) ARE TO BE DEEP PLANTED. PLANTING PIT SHALL BE DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DUG TO ADJACENT CHANNEL INVERT, DEAD WOOD AFTER PLANTING, STAKING, AND OR GROUNDWATER DEPTH, MULCHING. KEEP CROWN SHAPE TYPICAL OF WHICHEVER IS DEEPER. BOTTOM OF SPECIES. REMOVE ALL PLANTING LABELS AFTER ROOT BALL SHALL REST ON EXPOSED FINAL ACCEPTANCE BY LANDSCAPE GROUNDWATER SURFACE. UP TO 2/3 ARCHITECT/ECOLOGIST OF TRUNK MAY BE BURIED. FINISH GRADE FORM CONTINUOUS 6" HIGH & 4' - EXISTING GRADE DIAMETER WATERING SAUCER AROUND TREE. SEED SAUCER AREA BACKFILL PLANTING PIT WITH A WELL MIXED WITH APPROPRIATE SEED MIX AND COMBINATION OF 1/3 APPROVED COMPOST AND RAKE TO COVER SEED. MULCH SAME 2/3 SITE SOIL AS FOR ADJACENT AREA. REMOVE ALL TWINE & WIRE FROM ROOTBALL. NORMAL WATER SURFACE REMOVE ALL BURLAP AND BASKETS. **ELEVATION OF NEW** CHANNEL OR ADJACENT WETLAND DIG TREE PIT 1.5 TO 2 TIMES WIDER THAN ROOTBALL. ROUGHEN SIDES OF PLANTING PIT MOIST SOIL ABOVE WATER TABLE SET TREE ON UNDISTURBED SOIL ON TOP OF WATER TABLE



TREE PLANTING

NOT TO SCALE



- 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.

SHRUB PLANTING

NOT TO SCALE

DEEP BURY TREE PLANTING

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

EVERGE	REEN TREES			
ABBV.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
JUMO	Juniperus monosperma	ONE SEED JUNIPER	2" CALIPER B&B	PER PLA

ABBV.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
ARPA	Archostaphylos x coloradensis 'Panchito'	PANCHITO MANZANITA	#5 CONT.	PER PLA
ARFI	Artemisia filifolia	SAND SAGEBRUSH	#5 CONT.	PER PLA
ARTR	Artemisia tridentata3	BIG SAGEBRUSH	#5 CONT.	PER PLA
YUGL	Yucca glauca	GREAT PLAINS YUCCA	#5 CONT.	PER PLA

MMON NAME	0175	
MMON NAME	CIZE	
	SIZE	SPACING
ADPLANT	#5 CONT.	PER PLAN
UR-WING SALT BUSH	#5 CONT.	PER PLAN
BBITBRUSH	#5 CONT.	PER PLAN
NTERFAT	#5 CONT.	PER PLAN
TELOPE BITTERBRUSH	#5 CONT.	PER PLAN
REE-LEAF SUMAC	#5 CONT.	PER PLAN
LDEN CURRANT	#5 CONT.	PER PLAN
X CURRANT	#5 CONT.	PER PLAN
)	DLDEN CURRANT X CURRANT	DLDEN CURRANT #5 CONT.

COTTONWOOD POLE PLANTING

NOT TO SCALE

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

NOT TO SCALE

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

UPLAND SHORT-GRASS SEEDMIX		
SCIENTIFIC NAME AND VARIETY	COMMON NAME	
GRAMINOIDS	I	
Buchloe dactyloides 'Texoka'	BUFFALOGRASS	
Bouteloua curtipendula 'El Reno'	SIDEOAT S GRAMA	
Bouteloua gracilis	BLUE GRAMA	
Elymus lanceolatus spp. lanceolatus 'Critana'	THICKSPIKE WHEAT GRASS	
Elymus lanceolatus spp. psammophilus 'Sodar'	STREAMBANK WHEAT GRASS	
Pascopyron smithii 'Rosana'	WESTERN WHEAT GRASS	

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

NOT TO SCALE

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



ARAPAHOE COUNTY CASE NO. LE24-002

LE24-002 Kiowa Creek Opens Space Referral Agency Comments

ARAPAHOE COUNTY OPEN SPACES	RHARVEY@ARAPAHOEGOV.COM	No Comments
ARAPAHOE COUNTY SHERIFF'S OFFICE OF EMERGENCY MANAGEMENT (OEM)	NFOGG@ARAPAHOEGOV.COM	No Comments
ARAPAHOE COUNTY OPEN SPACES	RHARVEY@ARAPAHOEGOV.COM	
ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS	PHLANDUSE@ARAPAHOEGOV.COM	On-site Wastewater Treatment System (OWTS) Permit Required
DEER TRAIL & EAST ADAMS CONSERVATION DISTRICT	DEERTRAILEASTADAMS@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



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:	Arapahoe County Public Health Rachel Gamache Water Quality Team

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

See attached letter.





April 11, 2024

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

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), asvault 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



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
X	I have NO comments to make on the case as submitted.	Bureau Chief K.C. McKlem, ACSO Public Safety Bureau
	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 < <u>ERose2@arapahoegov.com</u>> 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,



Ernie Rose, Senior Planner
Public Works & Development
720-874-6651
6924 S Lima Street
Centennial, Colorado 80112
Erose2@araphoegov.com
www.arapahoegov.com



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 6to 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



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



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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



October 2, 2025

Gini Pingenot, Director Arapahoe County Open Spaces 6934 S. Lima Street, Suite A Centennial, CO 80112 GPingenot@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

/ ush Stas



Memorandum

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 that what was reported in for this project.



LIFE SAFETY DIVISION

355 4th Street Bennett, CO 80102 Office: 303-644-3572 | Fax: 303-644-3401 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 6to 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



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. 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.



LIFE SAFETY DIVISION

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

- 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





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

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 #2 12' Internal Access routes	Widen Access Rd. to 24' 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.



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

Planning Commission Public Hearing

October 21, 2025



Applicant/Property Owner: ARAPAHOE COUNTY OPEN SPACES



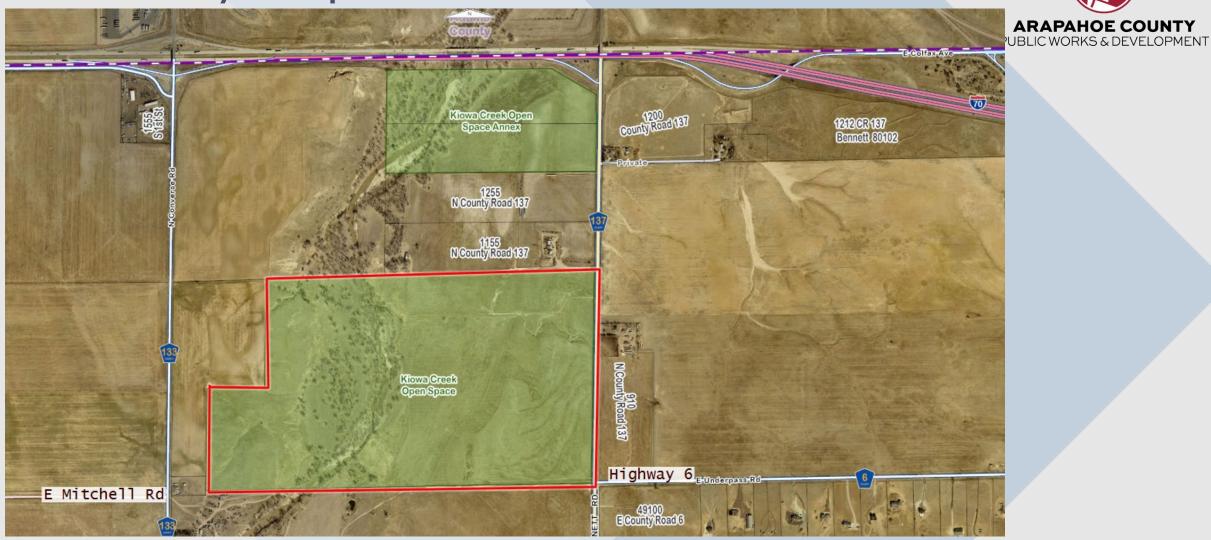
Project Proposal: Passive Use

Recreational Area (Regional Park)

Project Location: 1001 N COUNTY ROAD 137



Vicinity Map





Zoning Map





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



Background



- 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



- 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



- 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



- 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



- 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



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



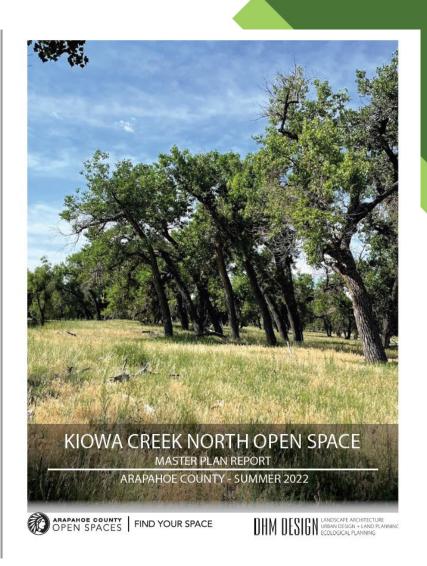




KCOS Master Plan



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



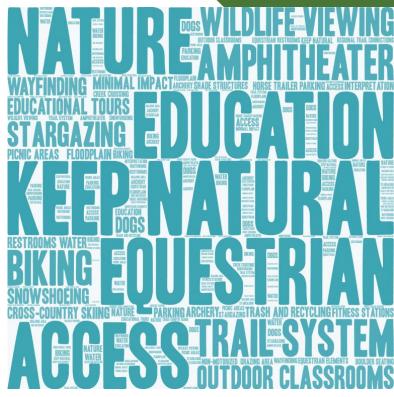
Public Outreach



Over 100 interactions at Bennett Days



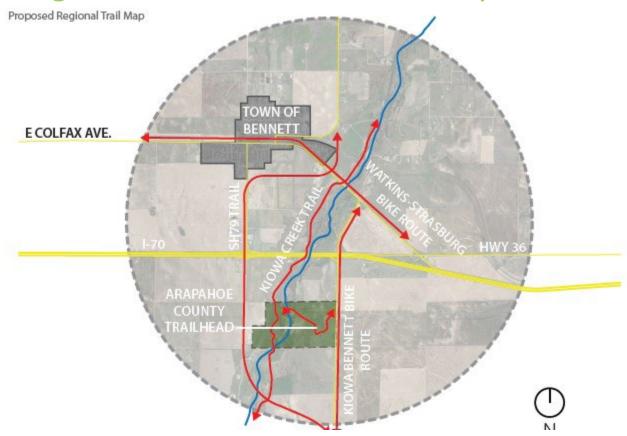




- Survey and website comments
- 57 online Survey Responses
- Met with neighbors to understand their concerns on August 27, 2025





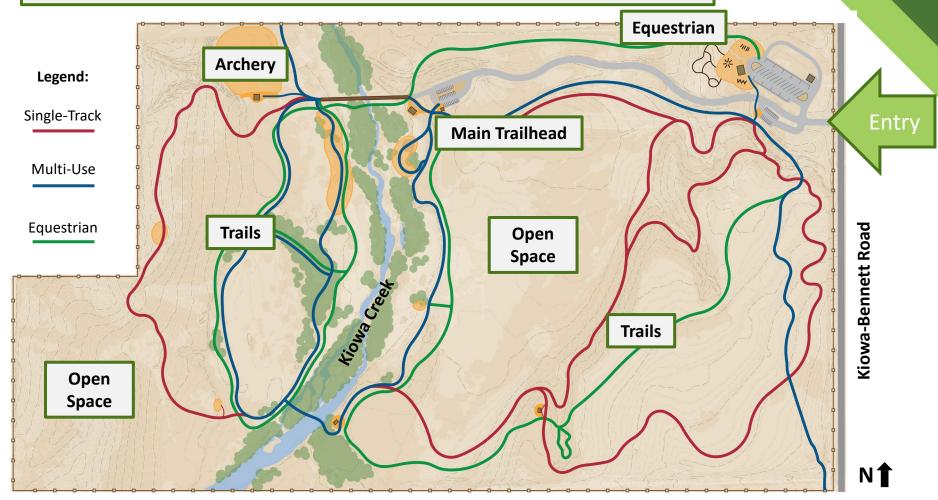


- KCNOS will serve as a major regional multimodal route connecting the Antelope Hills community to the Town of Bennett and the Adams County Multimodal System.
- Kiowa Bennett Rd. crossing and trail extension currently under design by the Town of Bennett. Antelope Hills Trail extension was constructed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

Site Design Layout

ARAPAHOE COUNTY
OPEN SPACES

- 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.



Bennett-Watkins Fire Rescue

LIFE SAFETY DIVISION

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

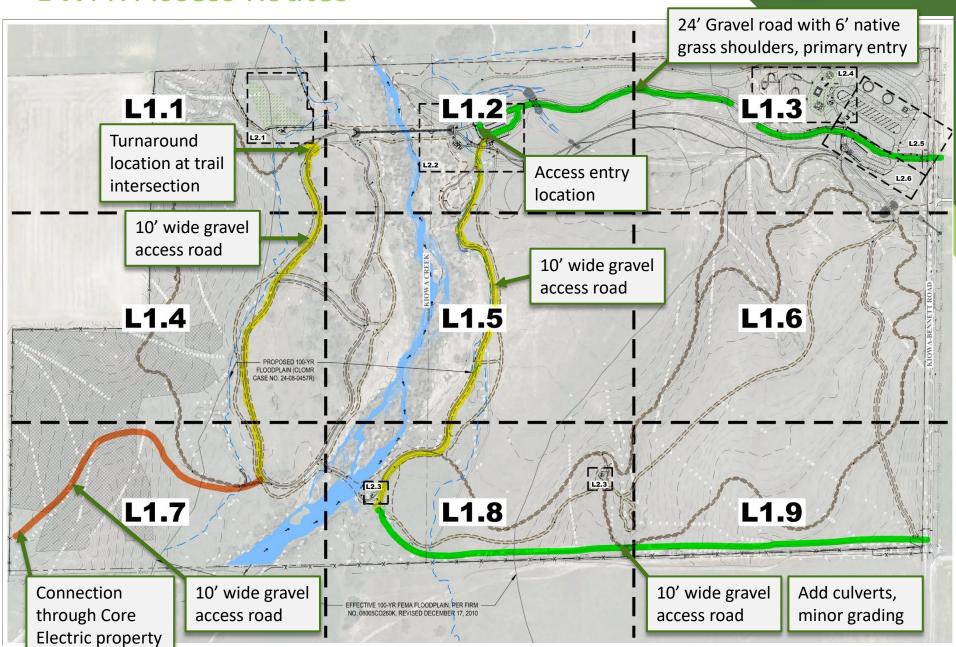
In regard to the submission for case LE24-002 – Kiowa Creek Open Space Regional Park, Bennett-Watkins Fire Rescue (BWFR) does not object to the proposed development; however, the following comments and considerations are provided with the expectation that they will be addressed through continued coordination 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 6to 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

"Striving to Preserve Life and Property"

BWFR Access Routes









Thank You



Ray Winn

Open Spaces Planner II / County Bicycle and Pedestrian Planner 6934 S. Lima Street, Suite A Centennial, CO 80112
O: 720-874-6540 | M: 303-501-3046