

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Park Advisory Board

Meeting Agenda

Wednesday, August 14, 2019 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs, Colorado

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Eldorado Springs Apartments Site Development Plan and Final Plat	Ross Williams	Endorsement
B. The Trails at Aspen Ridge PUD Preliminary Plan	Ross Williams	Endorsement



<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
A.	Park Lands Agreement – Lorson Ranch East Filing No. 4	Jason Meyer	Endorsement
B.	Park Fee Advisory Committee Appointments	Brian Bobeck	Endorsement
C.	Northern Nature Center Feasibility Study	Todd Marts	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the July 10, 2019
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair
Ed Hartl, Vice Chair
Kathi Schwan, 2nd Vice Chair
Anne Schofield, 3rd Vice Chair
Julia Sands de Melendez, Secretary
Alan Rainville
Susan Jarvis-Weber
Kiersten Steel
Jim Cassidy

Staff Present:

Tim Wolken, Community Services Director
Brian Bobeck, Park Operations Division Manager
Sabine Carter, Admin Services Coordinator
Jason Meyer, Project Manager
Todd Marts, Recreation / Cultural Services Manager
Randy Smith, Operations Supervisor

The following minutes are a summary of the proceedings. A recording is available upon request at the El Paso County Parks Administration Office.

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: **Ed Hartl made a motion to approve the meeting agenda. Alan Rainville seconded the motion. The motion carried 8 - 0.**
3. Approval of Minutes: **Julia Sands de Melendez made a motion to approve the June 12, 2019 meeting minutes with corrections. Ed Hartl seconded the motion. The motion carried 8 – 0.**
4. Introductions and Presentations:

None
5. Citizen Comments:

None
6. Development Applications:

A. Tanja Curtis Minor Subdivision – Final Plat

Jason Meyer presented the Tanja Curtis Minor Subdivision – Final Plat and addressed questions by the Board.

Jim Cassidy recommended to the Planning Commission and Board of County Commissioners that approval of the Tanja Curtis Minor Subdivision include the following conditions: (1) Show on the Final Plat and dedicate to El Paso County a 25-

foot trail easement along the southern boundary that allows for the construction and maintenance of the Fox Run Regional Trail; (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$912. Ed Hartl seconded the motion. The motion carried 8 – 0.

(Susan Jarvis-Weber joined the meeting at 1:35 p.m.)

B. Walden Preserve 2 Filing No. 4 - Final Plat

Jason Meyer presented the Walden Preserve 2 Filing No. 4 - Final Plat.

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that approval of Walden Preserve 2 Filing No. 4 Final Plat include the following conditions: (1) Show the 25 foot wide public trail easement for the Cherry Creek Regional Trail within Tract A and Tract B; (2) Required regional and urban park fees are credited per a park lands agreement for construction of the regional trail and urban park amenities. Jim Cassidy seconded the motion. The motion carried 9 – 0.

7. Information / Action Items:

(Chair Bob Falcone moved action item B ahead of information item A)

B. Park Lands Agreement – Lorson Ranch East Filing No. 2

Jason Meyer presented the request for a Park Lands Agreement – Lorson Ranch East Filing No. 2 and highlighted the proposed park site and amenities. Jeff Mark with The Landhuis Company also spoke to the planned park amenities which includes a playground.

Ed Hartl moved to endorse the approval of the Park Lands Agreement for Lorson Ranch East Filing No. 2 subject to final revisions by the County Attorney's Office and Board of County Commissioners. Julia Sands de Melendez seconded the motion. The motion passed 9 – 0.

A. 2019 Happy Trails Event

Todd Marts presented information regarding the upcoming 2019 Happy Trails event and encouraged board members to participate as a table captain. Happy Trails is the annual fundraising event for the El Paso County Nature Centers held in August of each year. The event attracts 125 –150 participants and has raised over \$7,000 each year.

Date: Friday, August 23, 2019 - 6:00 pm - 9:00 pm

Location: Bear Creek Nature Center, 245 Bear Creek Road

Cost: Table of 6 = \$270 -- Individual = \$45

Program: Live Music and Nature Campers

C. 2020 - 2024 Capital Improvement Program

Tim Wolken presented the 2020 - 2024 Capital Improvement Program (CIP). The CIP includes proposed capital improvement projects for the next five years. Project managers provided overviews of planned 2020 projects. The Board discussed general fund support and alternate funding sources for CIP projects. Susan Davies with the Trails & Open Space Coalition stated that she appreciated all the work that has been done by staff to develop the CIP, especially the projects that are tied to the County Parks Master Plan. She voiced concern about the lack of general fund support for CIP projects. Commissioner VanderWerf provided an overview of the County's budget priorities and challenges.

Ed Hartl moved to endorse the 2020 – 2024 Capital Improvement Program. Alan Rainville seconded the motion. The motion passed 9 – 0.

8. Monthly Reports:

None

9. Board/Staff Comments:

Todd Marts announced the 2019 Fair will be conducted on July 13 – 20, 2019 at the County Fairgrounds.

Susan Jarvis-Weber commented that additional funding for County Parks is needed. Bob Falcone concurred especially with the significant population growth projected for El Paso County.

10. Adjournment: **The meeting adjourned at 3:25 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Eldorado Springs Apartments Site Development Plan and Final Plat

Agenda Date: August 14, 2019

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Altitude Land Consultants, Inc., on behalf of Michael Winterfield, for the Eldorado Springs Apartments Site Development Plan and Final Plat, for the development of ten (10) multi-family residential buildings on 15.55 acres, consisting of 236 residential apartment units. The property is located on Venetucci Boulevard west of the Broadmoor World Arena, and northwest of the intersection of Interstate 25 and Highway 85.

This application was originally presented to and endorsed by the Park Advisory Board on May 9, 2018. Under that application, Eldorado Springs Apartments Filing No. 1 Final Plat consisted of eight (8) multi-family residential buildings with 240 residential apartment units. Although the application case number remains the same, this latest application falls under a new site development plan and building configuration, fewer residential units, new ownership, and owner's representative. As such, this application is being considered and its subsequent park fees are being calculated as a new application.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed development. The proposed B Street Secondary Regional Trail is located approximately 0.50 mile south, while the "Mule Farm" extension of the Fountain Creek Regional Trail is located approximately 0.15 mile east of the project site, on the opposite side of Interstate 25. The Maxwell Street Trailhead and Stratmoor Valley Trailhead Park are located approximately 0.65 and 1.10 miles southeast of the property, respectively, along the Fountain Creek Regional Trail.

As the property is zoned RM-30 and RS-6000 for residential use, the 10% open space requirement is not applicable. The updated Site Development Plan shows a clubhouse and swimming pool included with the development, located near the property's primary northern entrance. While no playground was included in the previous application, a small playground is now shown near the southern portion of the development, thus offering additional recreational opportunities for children, while addressing previous endorsed recommendations.

As no park land or trail easement dedication is necessary, staff recommends fees in lieu of land for regional and urban park purposes.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Eldorado Springs Apartments Final Plat, include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$107,616 and urban park fees in the amount of \$67,968.

Development
Application
Permit
Review



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

August 14, 2019

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Eldorado Springs Apartments Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-18-012	Total Acreage:	15.55
		Total # of Dwelling Units:	236
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	37.94
Michael Winterfield	Altitude Land Consultants, Inc.	Regional Park Area:	3
5202 Ventura Drive	John Olson	Urban Park Area:	5
Fremont, NE 68025	2727 North Cascade, Suite 160	Existing Zoning Code:	RS-6000, RM-30
	Colorado Springs, CO 80907	Proposed Zoning Code:	RS-6000, RM-30

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS	Urban Density (> 1 Dwelling Unit Per 2.5 Acres):	YES
Regional Park Area: 3	Urban Park Area: 5	
0.0194 Acres x 236 Dwelling Units = 4.578	Neighborhood: 0.00375 Acres x 236 Dwelling Units = 0.89	
Total Regional Park Acres: 4.578	Community: 0.00625 Acres x 236 Dwelling Units = 1.48	
	Total Urban Park Acres: 2.36	
FEE REQUIREMENTS		
Regional Park Area: 3	Urban Park Area: 5	
\$456 / Dwelling Unit x 236 Dwelling Units = \$107,616	Neighborhood: \$113 / Dwelling Unit x 236 Dwelling Units = \$26,668	
Total Regional Park Fees: \$107,616	Community: \$175 / Dwelling Unit x 236 Dwelling Units = \$41,300	
	Total Urban Park Fees: \$67,968	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Eldorado Springs Apartments Final Plat, include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$107,616 and urban park fees in the amount of \$67,968.

Park Advisory Board Recommendation:

**Letter of Intent****Re: Eldorado Springs Apartments, TSN # 6433300012**

June 27, 2019

The proposed application includes an Administrative Site Development Plan application which reflect the intention of developing the site for 236 multi-family units. Previously the site was approved for 240 multi-family units. The current proposal decreases some of the earthwork and magnitude of retaining walls that were necessary. The design submitted complies and is in conjunction with the El Paso County Standards, including parking which is provided with a combination of surface parking spaces, carports, stand-alone garages and garages on the lower floor of the buildings. Building composition includes the aforementioned garages, 10 apartment buildings, and a clubhouse at the northern portion of the site. The southern portion of the site, much of the land adjacent to Westmark Avenue, is planned to be subdivided as a separate tract with its future undetermined at this time.

Given all the information above, we believe the development will not only maintain the harmoniousness to the existing land uses and create an appropriate transition to the existing single-family up the hill to the west, but also to create site design that will be an attractive asset to the overall area.

We are requesting administrative relief for three landscape-related items that are further detailed in the request. They are essentially for utility easements that prohibit the ability for trees where otherwise required and to increase the perceived distance of the property from the adjacent, uphill properties to the west bringing the fence line downhill closer to the apartment buildings.

Site Location: Southwest of the Intersection of Venetucci Blvd and Bob Johnson Drive
Parcel Size: 15.55 Acres
Zoning (Existing): RM-30 RS-6000

Owner Information:

Michael Winterfeld
5202 Ventura Drive
Fremont, NE 68025
402.981.6412
mwinterfeld@taylorandmartin.com

Developer (Future Owner) Information:

Emery Stephen Holdings, Ltd. c/o Emery Chukly
5671 N. Oracle Road, Suite 1102
Tucson, AZ 85704
520.907.2807
echukly@gmail.com

Consultant Information:

Altitude Land Consultants, Inc. c/o John Olson
2727 N. Cascade, Suite 160
Colorado Springs, CO 80907
719.231.3959
john@altitudelandco.com

Denver Office:

3461 Ringsby Court, #125
Denver, Colorado 80216
720.413.9691

Colorado Springs Office:

2727 N. Cascade Avenue, #160
Colorado Springs, CO 80907
719.231.3959



Letter of Intent

Re: Eldorado Springs Apartments, TSN # 6433300012

July 12, 2019

The proposed application includes a Final Plat to reflect the current design for Eldorado Springs Apartments, which includes 236 multi-family units. The Final Plat subdivides the property from one single lot, to two lots – the larger for the apartment project and the southern portion as a separate tract.

Site Location: Southwest of the Intersection of Venetucci Blvd and Bob Johnson Drive
Parcel Size: 15.55 Acres
Zoning (Existing): RM-30 RS-6000

Owner Information:

Michael Winterfeld
5202 Ventura Drive
Fremont, NE 68025
402.981.6412
mwinterfeld@taylorandmartin.com

Developer (Future Owner) Information:

Emery Stephen Holdings, Ltd. c/o Emery Chukly
5671 N. Oracle Road, Suite 1102
Tucson, AZ 85704
520.907.2807
echukly@gmail.com

Applicant Information:

Altitude Land Consultants, Inc. c/o John Olson
2727 N. Cascade, Suite 160
Colorado Springs, CO 80907
719.231.3959
john@altitudelandco.com

Land Surveyor Information:

LAND DEVELOPMENT CONSULTANTS, INC. c/o David V. Hostetler, PLS
3898 Maizeland Road
Colorado Springs, CO 80909
Ph: (719) 528-6133, Ext. 109
dhostetler@ldc-inc.com

Denver Office:

3461 Ringsby Court, #125
Denver, Colorado 80216
720.413.9691

Colorado Springs Office:

2727 N. Cascade Avenue, #160
Colorado Springs, CO 80907
719.231.3959

SDP2.0
SHEET 2 OF 16
A/C PROJECT # 19-020
COUNTY FILE NO. PPR-11-001 - ADMINISTRATIVE SITE DEVELOPMENT PLAN

SITE PLAN



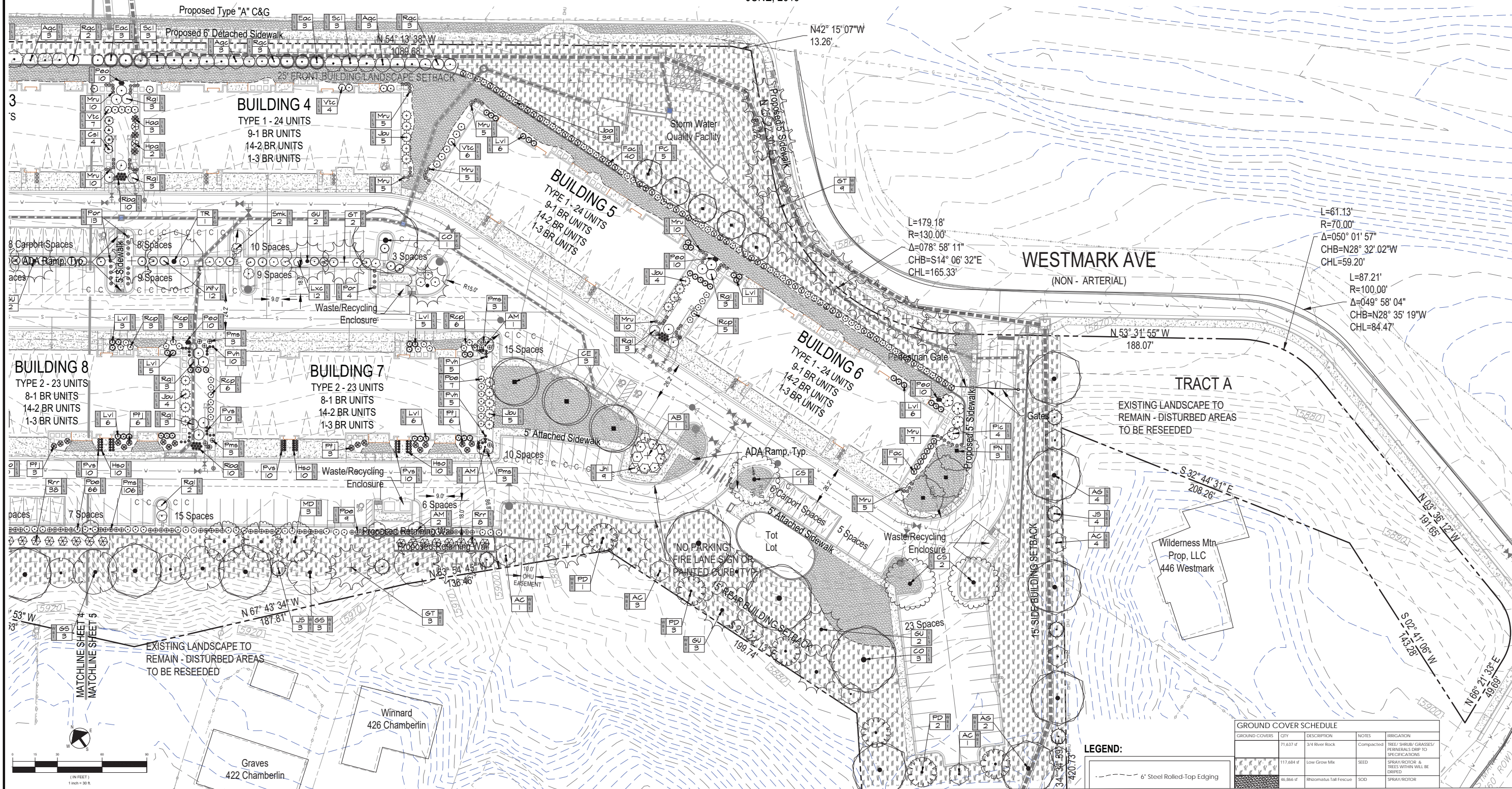
VENETUCCI BOULEVARD

(MINOR ARTERIAL)

Eldorado Springs at Cheyenne Mountain Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN - LANDSCAPE PLAN

JUNE, 2019



Eldorado Springs at Cheyenne Mountain Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN - LANDSCAPE NOTES AND DETAILS

JUNE, 2019

Landscape Notes:

General Notes:

- Contractor shall provide all labor, materials, tools and service necessary to furnish and install all work specified and as shown on these plans.
- Existing tree stumps on site shall be grinded and removed unless otherwise noted. When existing trees are to be removed from the site, tree stumps shall be grinded and removed.
- Contractor shall verify final boundaries for the tree protection zone (TPZ) with Forestry staff prior to commencement of construction/demolition activities.
- Landscape plan is intended for county Administrative Site Development Plans purposes only and not intended for construction.

Trees, Shrubs, Perennials and Ornamental Grasses:

- Cultivate the subsoil on all planting beds, sod and seed areas per the landscape detail provided.
- The tilling of planting beds and placement of backfill is to occur just prior to planting; thereafter, protection from compaction and construction traffic shall be provided.
- All plant materials shall have backfill carefully placed around the base and sides of ball to two-thirds (2/3) depth of the ball, then thoroughly soak with water to allow settlement. All wire, burlap fasteners and loose burlap around base of trunk shall be removed at this time. Remainder of the pit shall then be backfilled, allowing for depth of mulch, saucer and settlement of backfill. Backfill shall then be thoroughly watered again.
- All shrubs and trees shall be planted a minimum of 12" inside of all edging and away from walls and other permanent structures.
- All plant locations are approximate; adjust locations prior to installing plant material as necessary to avoid conflicts with unforeseen elements missing from the landscape drawing or elements added during construction.
- Quantities of materials shown on the planting plan take precedence over quantities shown on the Plant Schedule. Landscape Contractor shall be responsible for verifying all quantities on the planting plan. Report any discrepancies in the planting plan immediately to the Owner's Representative.
- Plants are to be sized as shown per species on the Plant Schedule.
- For conditions where trees are located within 8' of pavement or utilities, use century root barrier, or equal substitute, along the perimeter of the pavement or utility.

Weed Barrier, Edging, and Ground Plane Treatment:

- An evenly placed layer of gravel mulch, cobble mulch, or breeze shall be placed on all areas designated to receive the specified mulch. Minimum depths shall be achieved in accordance to the schedule by the type of mulch. Weed barrier fabric shall be completely covered and pinned.
- Weed barrier shall be a woven, porous mat as manufactured by American Excelsior Spunpolyn XL, Dupont Tytar Style 3341 or Mirafi "Mirascap". The weed barrier shall be installed per manufacturer's recommendations.
- 6" Height by 3/16" width rolled-top steel edging shall be used to separate all planting beds from turfgrass. All edging shall be installed flush with grade. Avoid broken back curves and long tangents between curves. Obtain Owner's Representative approval prior to installation.

Maintenance and Warranty:

- The Contractor shall provide all water, watering devices and labor needed to irrigate plant materials until provisional acceptance of the project. The Contractor shall supply enough water to maintain the plant's healthy condition.
- Contractor to remove tree stakes, tree wrap, and all dead wood on trees and shrubs one year after the commencement of the planting installation.
- At the completion of planting operations, all plants shall be inspected by the owner and owner's representative. Contractor shall replace immediately any plants not in healthy and vigorous condition at that time at no expense to the owner. Any plants not in healthy condition during the One-Year Warranty Period shall be replaced as per the original specifications, free of charge to the Owner.
- Remove all rubbish, equipment and material and leave the area in a neat, clean condition each day. Maintain paved areas utilized for hauling equipment and materials by other trades in a clean and unobstructed conditions at all times.
- Contractor to apply fertilizer in Spring and again in Late September. Water thoroughly after application of fertilizers. All seeded and sodded areas to have recommended fertilizer applications: Added 2-3 weeks after seeding emergence; once in Mid-to late-June; In early-to mid-August; and once in Late September. Seeded and Sodded areas are also to receive 0.5 lbs of elemental sulfur (or equivalent material) per 1,000 sq. ft. applied in late September. Water thoroughly after application of fertilizers.

Implementation and Coordination of Landscape Plan:

- The shown utility locations are approximate. Contractor shall locate all utilities before work. Locate exact utility locations by contacting "CALL BEFORE YOU DIG" at (800) 922-1987. The Contractor is responsible for the repair of any damage caused to utilities.
- Contractor shall send soil samples (two of each from different parts of the site) for all areas of turfgrass (each type, i.e. Bluegrass, Buffalograss, Blue Grama, Low Grow, etc.), low water use planting beds, and medium/high water use planting beds to the Colorado State University Soil Testing Lab (Application found at www.soiltestinglab.colostate.edu) for input on soil amendments and fertilizers. Till and amend soils at a depth of 4" deep per CSU recommendations.
- Contractor is responsible for maintaining existing erosion control measures as per El Paso's County specifications during the duration of work on-site.
- All existing top soil is to be stripped and stockpiled for use in the proposed landscape. All stockpiled soil must be clear of weeds, rocks, and debris before re-application. All bermed planting beds to be created with imported topsoil. See Civil Engineering drawings for location of the stockpile.
- Contractor shall provide 4" of topsoil at all sod and planting areas. Grade shall be adjusted for soil thickness. Landscape Contractor shall perform all finish grading.
- The Finish Grades, See Civil Engineering Construction Drawings, shall provide positive drainage away from Walls and Buildings. All landscape areas shall have a minimum of 2% slope. For Proposed Site Grading, See Grading Plan.

Turfgrass:

- Contractor is to provide verification that all sod is of the species shown on this plan. No substitutions will be allowed. Sod to be laid with tight staggered edges and be rolled after installation.
- Fine grade sod and seed areas to eliminate irregularities on the surface. Roll or perform additional fine grading.
- Roll sod after installation to insure roots are in contact with the soil surface. Immediately begin watering of sodded areas.

Irrigation

- All landscape areas shall be irrigated with an underground automatic irrigation system.
- Trees and shrubs shall be irrigated by a separate zone from sod/grass areas.
- All trees within Native Grass Areas will be irrigated on a separate Drip Emitter zone.
- All tree and shrubs shall be irrigated with the appropriate drip emitter size specified within the schedule.
- The Irrigation system shall have a rain sensor shutoff installed.
- Final layout design of irrigation system and equipment specifications shall be determined by contractor.

PLANT SCHEDULE 50						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	IRRIGATION
+	AB	3	Abies balsamea / Balsam Fir	6" Ht.	25' X 45' H	Dx3
+	AC	15	Acer glaberrimum / Columnar Norway Maple	2" Cal	15' X 45' H	Dx3
+	AM	13	Acer glaberrimum / Columnar Norway Maple	2.5" Cal	15' X 25' H	Dx3
+	AG	19	Aesculus glabra / Ohio Buckeye	2" Cal	40' X 40' H	Dx3
+	CS	3	Castalia nigronoides / Southern Catalpa	2" Cal	40' X 60' H	Dx3
+	CO	5	Celtis occidentalis / Common Hackberry	2" Cal	50' X 60' H	Dx3
+	CE	4	Cercis canadensis / Eastern Redbud	2" Cal	35' X 30' H	Dx3
+	GT	18	Gleditsia triacanthos / Skyline / Sycamore Honey Locust	2" Cal	35' X 45' H	Dx3
+	GS	15	Gleditsia triacanthos inermis / Shademaster / Mt. Juniper Mountain Juniper	2" Cal	35' X 45' H	Dx3
+	GU	14	Gleditsia triacanthos inermis / Shademaster / Mt. Juniper Mountain Juniper	2" Cal	30' X 40' H	Dx3
+	JS	7	Juniperus scopulorum / Rocky Mountain Juniper	6" Ht.	12' X 30' H	Dx3
+	ND	10	Malva x Delago / Delago Crab Apple	2" Cal	30' X 20' H	Dx3
+	PG	6	Picea pungens / Glauca / Colorado Blue Spruce	6" Ht.	20' X 50' H	Dx3
+	PE	6	Pinus edulis / Pinon Pine	6" Ht.	20' X 30' H	Dx3
+	PL	7	Populus nigra / Italian / Lombardy Poplar	2" Cal	15' X 45' H	Dx3
+	PN	8	Prunus cerasifera / Newport / Newport Flowering Plum	2" Cal	20' X 20' H	Dx3
+	PC	8	Prunus virginiana / Canada Red / Canada Red Chickadee	2" Cal	30' X 25' H	Dx3
+	PD	9	Pseudotsuga menziesii / Douglas Fir	6" Ht.	20' X 80' H	Dx3
+	QS	18	Quercus gambellii / Gambel Oak	2" Cal	15' X 25' H	Dx3
+	RE	5	Rosa americana / Redmond / Redmond American Linden	2" Cal	40' X 60' H	Dx3

PLANT SCHEDULE 50						
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	IRRIGATION
+	AG	12	Acer glaberrimum / Compact Amur Maple	#5	12' X 12' H	Dx2
+	BA	40	Berberis thunbergii / Japanese Barberry	#5	6' X 6' H	Dx2
+	CB	8	Cornus alternifolia / Sweet / Lortel Dogwood	#5	7' X 5' H	Dx2
+	EAC	21	Eucalyptus alatus / Compact / Compact Burning Bush	#5	10' X 10' H	Dx2
+	BC	77	Eucalyptus fortunei / Colorado / Colorado Blue Juniper	#5	4' X 18' H	Dx2
+	FEC	47	Fraxinus alba / Columnar / Fall Hedge Buckhorn	#5	4' X 12' H	Dx2
+	HAA	12	Hydrangea arborescens / Annabelle / Annabelle / Smooth Hydrangea	#5	6' X 5' H	Dx2
+	HQB	9	Hydrangea paniculata / PeeGee Improved / Panicle Hydrangea	#5	6' X 8' H	Dx2
+	JCS	13	Juniperus chinensis / Spirement / Spirement Juniper	#5	6' X 15' H	Dx2
+	JH	9	Juniperus horizontalis / Ice Blue / Mt. Ice Blue Juniper	#5	6' X 4' H	Dx2
+	JSA	27	Juniperus sabina / Buffalo / Buffalo Juniper	#5	6' X 18' H	Dx2
+	JSA	51	Juniperus scopulorum / Blue Arrow / Blue Arrow Juniper	#5	4' X 15' H	Dx2
+	LH	83	Ligularia vulgaris / Lodense / Lodense Plant	#5	4' X 3' H	Dx2
+	LAC	15	Lonicera xylosteum / Clavey / Clavey's Dwarf Honeyuckle	#5	6' X 6' H	Dx2
+	PM	151	Philadelphus x Minnesota / Snowflake / Minnesota / Snowflake Mockorange	#5	3' X 3' H	Dx2
+	PDE	73	Philadelphus x terminalis / Belle Etoile / Belle Etoile Mockorange	#5	4' X 6' H	Dx2
+	PGR	19	Potentilla fruticosa / Gold Drop / Gold Drop Potentilla	#5	3' X 3' H	Dx2
+	PS	51	Potentilla fruticosa / Jackman / Jackman's Potentilla	#5	4' X 4' H	Dx2
+	PC	19	Prunus x cistena / Purple Leaf / Sand Cherry	#5	8' X 8' H	Dx2
+	NCP	36	Rhododendron carolinianum / J.M. / Carolina / Rhododendron J.M.	#5	4' X 4' H	Dx2
+	RGL	49	Rosa ximocensis / Snow Low / Snow Low Fragrant Sunae	#5	8' X 2' H	Dx2
+	RGC	20	Ribes odoratum / Golden Currant	#5	8' X 12' H	Dx2
+	RR	46	Rosa rugosa / Rugosa Rose	#5	6' X 6' H	Dx2
+	SBT	23	Spiraea betulifolia / Ice / Iceleaf Spirea	#5	3' X 3' H	Dx2
+	SMK	39	Syringa pubescens / Miss Kim / Miss Kim Korean Lilac	#5	7' X 9' H	Dx2
+	SCI	33	Syringa x chinensis / Chinese Lilac	#5	10' X 12' H	Dx2
+	VHC	39	Viburnum trilobum / Compact / Compact American Cranberry Viburnum	#5	5' X 5' H	Dx2
+	WV	38	Weigelia florida / Variegated / Variegated Weigelia	#5	6' X 6' H	Dx2
+	YGR	18	Yucca glauca / Soapweed	#5	4' X 4' H	Dx2

GRASSES						
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	IRRIGATION
+	Bsg	53	Bouteloua gracilis / Blue Grama	#1	2' X 2' H	Dx1
+	CK	20	Calamagrostis canadensis / Can / Foxtail / Feather Reed Grass	#1	2' X 5' H	Dx1
+	Mu	122	Muhlenbergia reichei / Heavy Metal / Blue Switch Grass	#1	24" X 30" H	Dx1
+	PV	90	Panicum virgatum / Shennandoah / Switch Grass	#1	18" X 4' H	Dx1
+	PV	43	Pennisetum orientale / Oriental Fountain Grass	#1	2' X 3' H	Dx1
+	SG	41	Saccharum ravennae / Ravenna Grass	#5	4' X 12' H	Dx2
+	SN	10	Sorghastrum nutans / Indian Grass	#1	4' X 5' H	Dx1
+	SN	10	Silene nemoralis / New Mexico Feathergrass	#1	3' X 3' H	Dx1
PERENNIALS						
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	IRRIGATION
+	HG	80	Hemerocallis x Stella de Oro / Stella de Oro Daylily	#1	18" X 24" H	Dx1
+	LGH	12	Lonicera helicalis / Kentucky's Ghost Honeyuckle	#1	6' X 3' H	Dx1
+	PR	90	Premna obcordata / Olio Premna	#1	12" X 15" H	Dx1
+	RSG	10	Rudbeckia fulgida / Early Bird / Black-Eyed Susan	#1	2' X 2' H	Dx1

GROUND COVER SCHEDULE

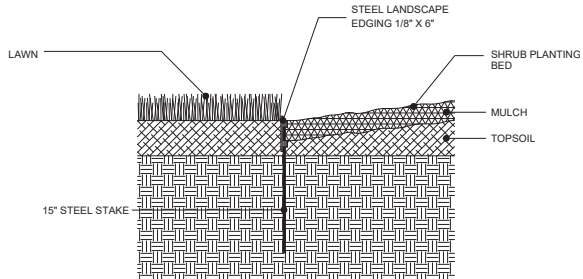
GROUND COVERS	QTY	DESCRIPTION	NOTES	IRRIGATION
+	71,837 sf	3/4" River Rock	Compacted	TREE / SHRUB / GRASSES / PERENNIALS DSD TO SPECIFICATIONS
+	117,884 sf	Low Grow Mix	SEED	SPRAY/ROTOR & TREES WITHIN WILL BE DRIPPED
+	46,866 sf	Rhizomatous Tall Fescue	SOD	SPRAY/ROTOR

Roadway Landscape See Code Section 6.2.2 - B									
Street Name or Zone Boundary	Street Classification	Width (Feet) Req./Prov.	Linear Footage	Tree Spacing Required	No. of Trees Req./Provided	Setback Plant Symbol on Plan	Percent Ground Plane Veg. (Req./Prov.)		
Venatucci	Minor Arterial	20	20	1300	25	S2	0	VNT	50 50
Westmark Ave	Non-Arterial	10	10	241	30	9	9	WVK	50 50

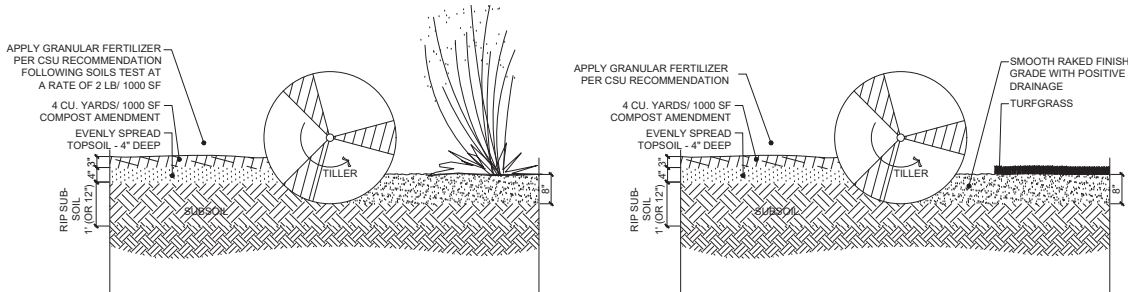
Motor Vehicle Lots See Code Section 6.2.2 - C									
No. of Uncovered Vehicle Spaces	Shade Trees (1115 Spaces) Req. & Prov.	Vehicle Lot Frontage(s)	Length of Frontage (Ft.) (Excluding Drives)	2/3 Length of Frontage (Ft.)	Min. 3' Screening Plants Req./Prov.	Length of Wall/ Berm Prov.	Vehicle Lot Plant Symbol on Plan	Percent Ground Plane Veg.	
293	20	20	0	0	0	n/a	PKG	75%/75%	

Landscape Buffers See Code Section 6.2.2 - D											
Street Name or Property Line (Elev.)	Width (In Ft.) Req. & Prov.	Linear Footage	Buffer Trees (1/25' Req./Prov.)	Deciduous Trees Req./Prov.	Evergreen Trees Req. (33%/Prov.)	Length of 6-ft Opaque Structure Req./Prov.	Buffer Tree Symbol Denoted on Plan	Percent Ground Plane Veg.			
North	15-ft	535	21	21	14	14	7	7	535	535	NBT 75%/75%
West	15-ft	1375	55	52	37	34	16	18	1375	1375	WBT 75%/75%
South	15-ft	255	10	12	7	6	3	4	255	255	SBT 75%/75%

Internal Landscaping See Code Section 6.2.2 - E									
Net Site Area (SF) (Less Public ROW)	Percent Minimum Internal Area	Internal Area (SF) Required/Provided	Internal Trees (1/500 SF) Req./Prov.	Shrub Substitutes Req./Prov.	Internal Plant Symbol on Plan	Percent Ground Plane Veg.			
673396	15%	101009 / 235187	202	101	1010	1157	ILS	50%/50%	



B2 Steel Rolled-Top Edging Detail: NTS

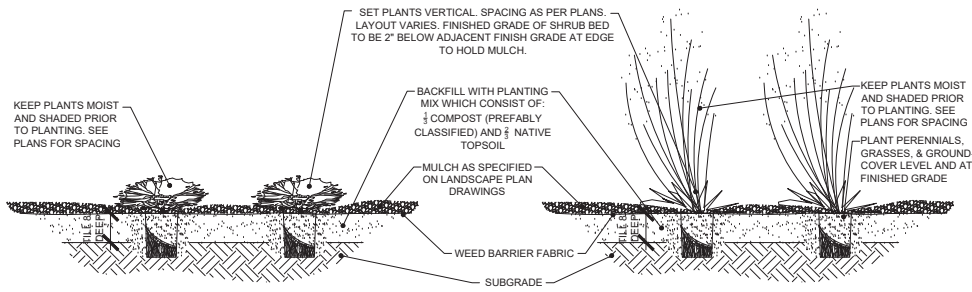


- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND OTHER FOREIGN MATERIALS.
 - PROVIDE SOILS TEST AND RESULTS FROM COLORADO STATE UNIVERSITY LAB. SOIL AMENDMENT SHALL BE PROVIDED PER RECOMMENDATION FROM COLORADO STATE UNIVERSITY. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 - THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 - COMPOST TO CONSIST OF 1-YEAR OLD PLANT-BASED ORGANIC MATERIAL.
 - FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
 - FINISH GRADE FOR ALL PLANTING BEDS ALONG WALKS OR CURBS SHOULD BE 4" LOWER THAN THE SURFACE.
 - LAWNS WITHIN THE BOUNDARIES OF EXISTING TREE DRIPLINES SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILLING IS ONLY PERMITTED IN AREAS OUTSIDE OF EXISTING TREE DRIPLINES WHERE CONCRETE AND HARDSCAPE ARE REMOVED.

A3 Soil Preparation-Plantings

-Turfgrass (Sod) Scale 1/2" = 1'-0"

B3 Shrub Detail: Scale 1/2" = 1'-0"



- SHRUB, GRASS & PERENNIAL NOTES:
- 3-4" SPECIFIED ORGANIC MULCH SHOULD BE PROVIDED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.
 - ALL PLANTS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS, WHERE APPLICABLE.
 - DEEP WATER ALL PLANTS AT TIME OF PLANTING.
 - CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 - THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 - THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING, THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.
 - SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - REMOVE ALL PACKAGING MATERIAL.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.
 - FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

C3 Grass/Perennial Detail: Scale 1/2" = 1'-0"

ELDORADO SPRINGS
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH AND
THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, ALL IN RANGE 66 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT ELDORADO SPRINGS APARTMENTS LIMITED PARTNERSHIP, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH ALL IN RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTH END BY A 2–1/2" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS AND AT THE SOUTH END BY A 3–1/4" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS IS ASSUMED TO BEAR N00°44'35"W, A DISTANCE OF 1320.61 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°44'35"W, ON THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 779.25 FEET; THENCE N56°40'25"E, A DISTANCE OF 0.09 FEET TO THE POINT OF BEGINNING; THENCE N00°47'15"W, A DISTANCE OF 541.39 FEET TO THE SOUTH SIXTEENTH (1/16TH) CORNER OF SAID SECTION 33, SAID POINT BEING THE NORTHEAST CORNER OF SUBDIVISION OF TRACT "B" ABRAHAMSON'S STRATMOOR HILLS AS RECORDED IN PLAT BOOK Z AT PAGE 38, RECORDS OF EL PASO COUNTY, COLORADO; THENCE N00°44'33"W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 168.99 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 85–87 AS RECORDED IN BOOK 2296 AT PAGE 171 AND 173; THENCE S54°32'42"E, ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 287.90 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 85–87 AS RECORDED IN BOOK 602 PAGE 544; THENCE S54°38'03"E, ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1089.66 FEET; THENCE S42°39'11"E, A DISTANCE OF 13.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WESTMARK AVENUE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3132 AT PAGE 46; THENCE ON SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

- S24°57'21"W, A DISTANCE OF 84.28 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 78°54'36", A RADIUS OF 130.00 FEET AND A DISTANCE OF 179.04 FEET TO A POINT OF TANGENT;
- S53°57'15"E, A DISTANCE OF 187.88 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 49°56'59", A RADIUS OF 70.00 FEET AND A DISTANCE OF 61.02 FEET TO A POINT OF TANGENT;
- S04°00'16"E, A DISTANCE OF 191.76 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 70°02'21", A RADIUS OF 35.00 FEET AND A DISTANCE OF 42.78 FEET TO A POINT OF TANGENT;
- S66°02'05"W, A DISTANCE OF 49.65 FEET TO A POINT ON THE EASTERLY BOUNDARY OF STRATMOOR HILLS ADDITION NO. 9 AS RECORDED IN PLAT BOOK E–3 AT PAGE 38;

THENCE ON THE EASTERLY AND NORTHERLY BOUNDARY OF SAID STRATMOOR HILLS ADDITION NO. 5, THE FOLLOWING (3) THREE COURSES:

- N02°19'04"E, A DISTANCE OF 143.44 FEET;
- N33°13'56"W, A DISTANCE OF 208.26 FEET;
- S34°08'59"W, A DISTANCE OF 420.46 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF REFLING OF STRATMOOR HILLS ADDITION NO. 3 AS RECORDED IN PLAT BOOK B–2 AT PAGE 14;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (3) THREE COURSES:

- S88°50'31"W, A DISTANCE OF 249.70 FEET;
- S78°21'07"W, A DISTANCE OF 189.91 FEET;
- N01°45'29"E, A DISTANCE OF 226.22 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF STRATMOOR HILLS ADDITION NO. 2 AS RECORDED IN PLAT BOOK Z AT PAGE 12;

THENCE ON THE BOUNDARY OF SAID STRATMOOR HILLS ADDITION NO. 2, THE FOLLOWING (9) NINE COURSES:

- S72°36'33"E, A DISTANCE OF 342.95 FEET;
- N31°16'12"E, A DISTANCE OF 221.68 FEET;
- N21°46'01"W, A DISTANCE OF 199.64 FEET;
- N64°24'54"W, A DISTANCE OF 136.53 FEET;
- N67°59'10"W, A DISTANCE OF 188.14 FEET;
- N42°24'54"W, A DISTANCE OF 176.07 FEET;
- N55°50'08"W, A DISTANCE OF 130.38 FEET;
- N84°19'39"W, A DISTANCE OF 143.71 FEET;
- S80°47'27"W, A DISTANCE OF 186.62 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15.459 ACRES.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNER, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ELDORADO SPRINGS. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER'S STATEMENT:

THE AFOREMENTIONED, ELDORADO SPRINGS APARTMENTS LIMITED PARTNERSHIP, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, HAS EXECUTED THIS

INSTRUMENT THIS _____ DAY OF _____, 2019 A.D.

ELDORADO SPRINGS APARTMENTS LIMITED PARTNERSHIP, LLLP, A
COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

EMERY CHUKLY, MANAGER

TITLE

DATE

NOTARIAL:

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 2019, A.D. BY EMERY CHUKLY, MANAGER OF ELDORADO SPRINGS APARTMENTS LIMITED PARTNERSHIP, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LIEN HOLDER:

MARK ONE CAPITAL, ITS SUCCESSORS AND/OR ASSIGNS HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 2019 A.D.

BY _____ AS _____ OF MARK ONE CAPITAL, ITS SUCCESSORS AND/OR ASSIGNS

NOTARIAL:

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 2019 A.D. BY _____ AS _____ OF MARK ONE CAPITAL, ITS SUCCESSORS AND/OR ASSIGNS.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- DATE OF PLAT PREPARATION IS JUNE 26, 2019.

- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.

- UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:

A 7.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ALONG ALL LOT LINES, WITH THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORTS; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, CRS. FLOODPLAIN STATEMENT:

- NO PORTION OF THIS SITE, ELDORADO SPRINGS, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0741G, DATED DECEMBER 7, 2018

- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED, WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT /OWNER AND EL PASO COUNTY AS RECORDED UNDER

RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOT(S) AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

GENERAL NOTES (continued . . .):

- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE TO BE PROVIDED BY THE STRATMOOR HILLS WATER AND SANITATION DISTRICT SUBJECT TO THE DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS.

- FIRE PROTECTION IS SUPPLIED BY THE STRATMOOR HILLS FIRE PROTECTION DISTRICT.

- ELECTRIC AND GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.

- THE PUBLIC UTILITY EASEMENT SHALL BE CONVEYED TO THE CITY OF COLORADO SPRINGS, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, ON BEHALF OF ITS ENTERPRISE, COLORADO SPRINGS UTILITIES BY SEPARATE DOCUMENT.

- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

- TRACT A IS FOR DRAINAGE AND OPEN SPACE, TO BE OWNED AND MAINTAINED BY THE RECORD OWNER OF LOT 1. TRACT A SHALL BE CONVEYED WITH LOT 1 AT ALL FUTURE CONVEYANCES OF LOT 1.

- POND EASEMENTS, AS SHOWN HEREON, GRANTED TO EL PASO COUNTY ARE FOR ACCESS AND DRAINAGE IN ACCORDANCE WITH THE PRIVATE DETENTION BASIN MAINTENANCE AGREEMENT RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

- PORTIONS OF THIS SITE HAVE EXCESSIVE SLOPE AS IDENTIFIED IN THE GEOLOGY AND SOILS REPORT. MITIGATION OF THESE AREAS SHALL BE COMPLETED IN ACCORDANCE WITH SAID REPORT.

- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS–OF–WAY AND TITLE OF RECORD, LAND DEVELOPMENT CONSULTANTS, INC. AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER SC55075040–2 ISSUED BY LAND TITLE GUARANTEE COMPANY, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JUNE 29, 2019 AT 5:00 P.M.

- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AN ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16–454), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

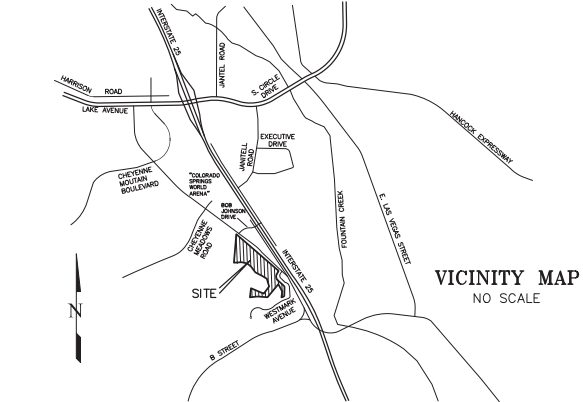
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES, SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

- TOTAL NUMBER OF LOTS PLATTED WITH THIS SUBDIVISION: 1
TOTAL NUMBER OF TRACTS PLATTED WITH THIS SUBDIVISION: 1

- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.

- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

- VEHICULAR ACCESS TO AND/OR FROM VENETUCCI BOULEVARD IS LIMITED TO THE ACCESS EASEMENT LOCATION SHOWN.



SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

DAVID V. HOSTETLER, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 20681
FOR AND ON BEHALF OF LAND DEVELOPMENT CONSULTANTS, INC.

NOTICE:

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR ELDORADO SPRINGS WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____

_____, 2019. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

CLERK AND RECORDER:

STATE OF COLORADO

COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

_____ O'CLOCK _____M. THIS _____ DAY OF _____, 2019

A.D., AND DULY RECORDED UNDER RECEPTION NUMBER _____

RECORDER: CHUCK BROERMAN BY: _____ DEPUTY

FEE: _____

SURCHARGE: _____

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

PCD File No. SF–18–012

CALL BEFORE YOU DIG . . .

811

DIAL 811

AS USUALLY DONE BY THE UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

No.	Description	By	Date
1	DATA CLARIFICATION	BRH	07/12/19

H Scale:	N/A	Designed By:	N/A	06/17/19
V Scale:	N/A	Drawn By:	BRH	
		Checked By:	DVH	
		Date:		

Land Development Consultants, Inc.

PLANNING · SURVEYING

www ldc-inc com · TEL: (719) 528-6133 · FAX: (719) 528-6848

3865 MANZELAND ROAD · COLORADO SPRINGS, CO 80909

FINAL PLAT
ELDORADO SPRINGS

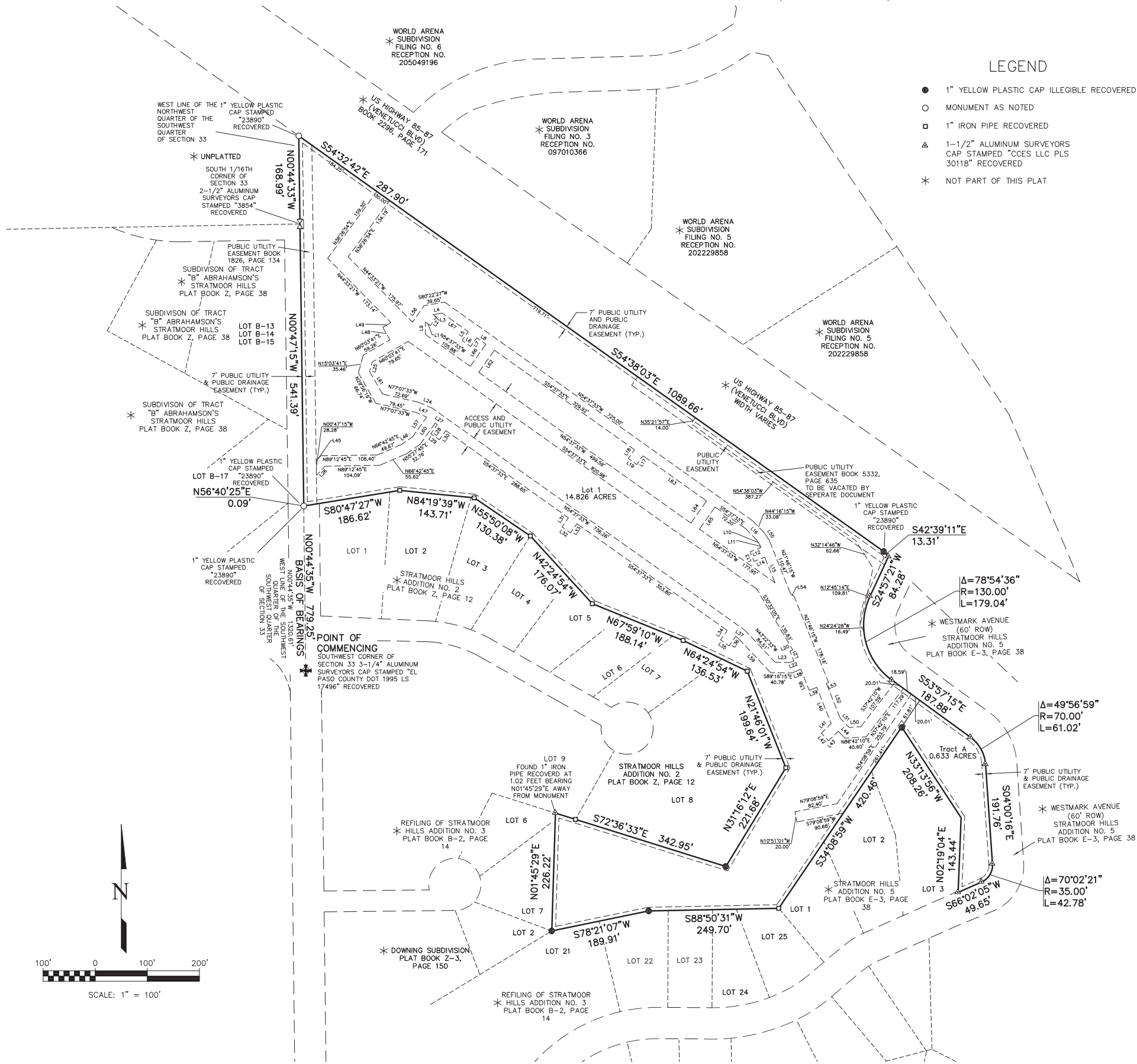
Project No.: 19031

Sheet: 1 of 2

ELDORADO SPRINGS
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH AND
THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, ALL IN RANGE 66 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

EASEMENT DATA TABLE		
LINE	BEARING	DISTANCE
L1	S54°37'33"E	11.73'
L2	N35°22'27"W	20.00'
L3	S54°37'33"W	17.96'
L4	N80°22'27"E	17.65'
L5	S35°22'27"W	20.50'
L6	S54°37'33"E	20.00'
L7	N35°22'27"W	20.50'
L8	S54°37'33"E	21.44'
L9	N00°43'33"E	23.73'
L10	S33°01'15"E	12.69'
L11	S21°46'15"E	4.61'
L12	S68°13'45"W	22.15'
L13	S21°46'15"E	20.00'
L14	N68°13'45"E	22.15'
L15	S21°46'15"E	52.92'
L16	S44°16'15"E	29.30'
L17	N35°22'27"W	20.50'
L18	S35°22'27"W	20.50'
L19	S54°37'33"E	20.00'
L20	S68°13'45"W	5.74'
L21	S21°46'15"E	20.35'
L22	S68°13'45"W	8.11'
L23	N89°16'15"W	28.14'
L24	N65°52'33"W	26.97'
L25	N15°03'41"E	18.89'
L26	N44°12'45"E	24.64'
L27	S54°37'33"E	5.00'
L28	S35°22'27"W	21.50'
L29	S54°37'33"E	20.00'
L30	N35°22'27"W	21.50'
L31	S35°22'27"W	21.50'
L32	S54°37'33"E	20.00'
L33	N35°22'27"W	21.50'
L34	S35°22'27"W	22.07'
L35	S54°37'33"E	20.00'
L36	N35°22'27"W	22.07'
L37	S54°37'33"E	5.66'
L38	N68°13'45"E	18.54'
L39	N68°13'45"E	15.50'
L40	S21°46'15"E	75.01'
L41	S45°42'10"W	26.60'
L42	S44°17'50"E	20.00'
L43	N45°42'10"E	26.16'
L44	S44°17'50"E	18.36'
L45	N44°12'45"E	12.83'
L46	N55°27'45"E	27.24'
L47	N65°52'33"W	22.22'
L48	N29°56'19"W	49.72'
L49	N60°03'41"E	18.03'
L50	S86°42'10"W	22.37'
L51	N44°17'50"W	24.22'
L52	N21°46'15"W	92.16'
L53	N68°13'45"E	4.50'
L54	N54°37'33"W	8.29'
L55	N33°01'15"W	16.63'
L56	S35°22'27"W	39.16'
L57	N35°22'27"E	45.07'
L58	S21°46'15"E	43.31'
L59	S43°22'33"E	91.01'
L60	N35°22'27"E	49.72'
L61	N29°56'19"W	49.72'
L62	N35°22'27"E	52.00'
L63	S54°37'33"E	149.67'
L64	S35°22'27"W	52.00'
L65	N35°22'27"E	52.00'
L66	S35°22'27"W	52.00'
L67	S54°37'33"E	61.68'

- LEGEND
- 1" YELLOW PLASTIC CAP ILLEGIBLE RECOVERED
 - MONUMENT AS NOTED
 - 1" IRON PIPE RECOVERED
 - ▲ 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "OCES LLC PLS 30118" RECOVERED
 - * NOT PART OF THIS PLAT



PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

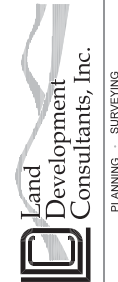
CALL BEFORE YOU DIG . . .



FOR LOCATING AND MARKING GAS, ELECTRIC, WATER
AND WASTEWATER

REVISIONS		No.		Date	
Description		By		Date	
DATA CLARIFICATION		BRH		07/12/19	
1					

H Scale:	1" = 100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	BRH
Checked By:	DVH
Date:	06/17/19



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FINAL PLAT
ELDORADO SPRINGS

Project No.: 19031
Sheet:

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Trails at Aspen Ridge PUD Preliminary Plan

Agenda Date: August 14, 2019

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by COLA, LLC, of The Trails at Aspen Ridge PUD Preliminary Plan, consisting of 605 residential single-family lots on 117.98 acres. This proposed subdivision was originally a part of the Springs East at Waterview Preliminary Plan, which was endorsed by the Park Advisory Board in December 2017. The site is located southeast of Colorado Springs, southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir. Although zoned currently as RS-5000, the developer is seeking a zoning reclassification to Planned Unit Development (PUD) through this application.

The 2013 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 on the west side of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road on the property's north side. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

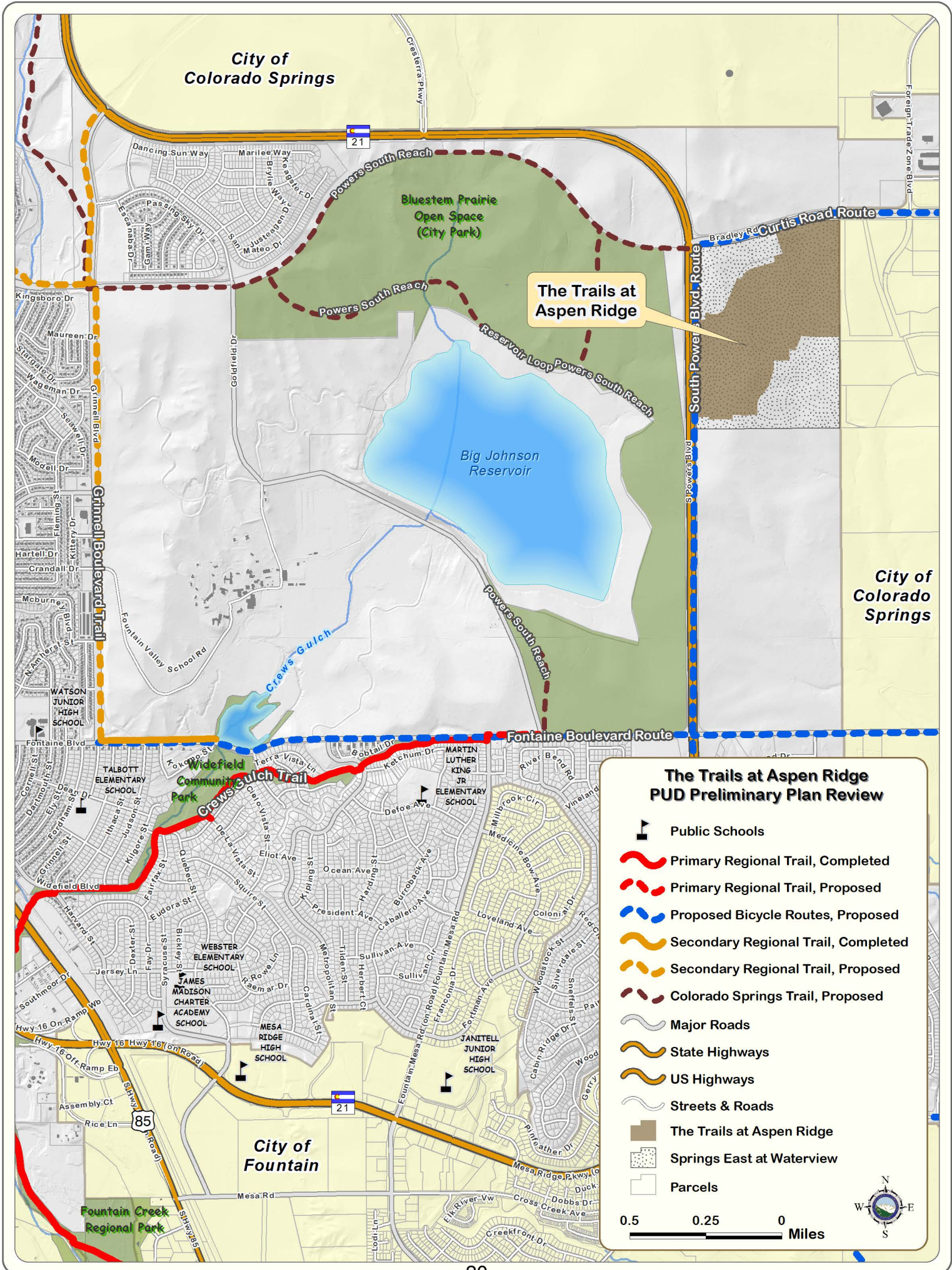
When the Springs East at Waterview Preliminary Plan was endorsed by the Park Advisory Board on December 13, 2017, staff encouraged the developer to explore more robust and unique multi-generational urban park opportunities in the form of neighborhood pocket parks, trails, open space, outdoor exercise zones, or other recreational amenities. Under the current application as a separate PUD Preliminary Plan, the Trails at Aspen Ridge contains 27.04 acres of open space, or 22.9% of the total project acreage, designated for open space, trails, parks, landscaping, or stormwater detention purposes.

In their Letter of Intent for The Trails at Aspen Ridge, the applicant proposes “*various types of recreational amenities to include active and passive open space areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 6-acre central park site.*” Both the PUD Preliminary Plan and the Landscape Plan show these parks, trails, sidewalks, and open spaces, and all will be owned and maintained by the Waterview II Metropolitan District. Staff recommends that the applicant work closely with the City of Colorado Springs Parks Department to establish safe connections to the nearby Bluestem Prairie Open Space, located west of Powers Boulevard/State Highway 21.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication, to be paid at time of the recording of the forthcoming final plats.

Recommended Motion: PUD Preliminary Plan

Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Trails at Aspen Ridge PUD Preliminary Plan includes the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$275,880 and urban park fees in the total amount of \$174,240 will be required at time of the recording of the forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats.



Development
Application
Permit
Review



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

August 14, 2019

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	The Trails at Aspen Ridge PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-19-001	Total Acreage:	117.98
		Total # of Dwelling Units:	605
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	12.82
COLA, LLC	~ Same as Applicant Owner ~	Regional Park Area:	4
555 Middle Creek Parkway		Urban Park Area:	4
Suite 380		Existing Zoning Code:	RS-5000
Colorado Springs, CO 80921		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
LAND REQUIREMENTS	Urban Density (> 1 Dwelling Unit Per 2.5 Acres): YES
Regional Park Area: 4	Urban Park Area: 4
0.0194 Acres x 605 Dwelling Units = 11.737	Neighborhood: 0.00375 Acres x 605 Dwelling Units = 2.27
Total Regional Park Acres: 11.737	Community: 0.00625 Acres x 605 Dwelling Units = 3.78
	Total Urban Park Acres: 6.05
FEE REQUIREMENTS	
Regional Park Area: 4	Urban Park Area: 4
\$456 / Dwelling Unit x 605 Dwelling Units = \$275,880	Neighborhood: \$113 / Dwelling Unit x 605 Dwelling Units = \$68,365
Total Regional Park Fees: \$275,880	Community: \$175 / Dwelling Unit x 605 Dwelling Units = \$105,875
	Total Urban Park Fees: \$174,240

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Trails at Aspen Ridge PUD Preliminary Plan includes the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$275,880 and urban park fees in the total amount of \$174,240 will be required at time of the recording of the forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats.
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Park Advisory Board Recommendation:

**TRAILS AT ASPEN RIDGE
LETTER OF INTENT**

**February 13, 2019
Revised June 26, 2019**

PREPARED FOR:

**COLA LLC
555 Middle Creek Pkwy, Suite 380
Colorado Springs, CO 80921**

Owner/ Applicant: COLA LLC
555 Middle Creek Parkway, Suite 380
Colorado Springs, CO 80921

Planner/ Civil: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

Tax Schedule No: 5500000412

Site Location, Size, Zoning:

The Trails at Aspen Ridge is a proposed single-family subdivision that was originally part of the Springs East at Waterview Preliminary Plan (SP-17-010) approved by the El Paso County Board of County Commissioners on February 12, 2019. The originally approved Preliminary Plan encompassed 713 single-family residential lots zoned RS-5,000 on 166.89 acres and 28.36 acres of commercial zoned parcels for a total of 195.25 acres.

The Trails at Aspen Ridge is proposing to amend 117.98 acres of the original approval through a PUD/ Preliminary Plan submittal to incorporate a mix of single-family residential lots sizes and product types of as well as parks and open space. The commercial acreage will remain as approved. In addition, a final plat for 180 lots has been submitted utilizing the approved preliminary plan for the southeastern portion for approximately 47 acres. This final plat filing while part of the overall development is not included with the proposed PUD/ Preliminary Plan submitted at this time and will remain as approved and zoned. The project shall also remain and is in conformance with the Waterview Sketch Plan Amendment approved October 24, 2018 by El Paso County Planning and Community Development which permits an overall density of 4-6 DU/ Acre.

The project is located southeast of the intersection of Powers Blvd. and Bradley Road with the main access into the site via an approved location along Bradley Road. The site is currently vacant with anticipated construction of filing one to occur in the Summer/ Fall of 2019.

Request and Justification:

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan and an Early Grading Request for the Trails at Aspen Ride project. The PUD Development and Preliminary Plan shows the general concept for the design of the single-family detached residential community and open spaces, as well as identify the development standards for the proposed residential product types. The Preliminary Plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Since the site is quite large and grading operations are expected to be substantial, the early grading request will permit grading operations to

begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat. Finally, the proposal includes several PUD modification requests which are discussed in more detail below.

The proposed application includes 605 new single family lots on 117.98 acres for a density of 5.13 DU/ Acre. The site layout incorporates a mix of lot sizes to include: 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF); 45' x 95' (4,275 SF); a rear loaded detached lot type of 35' x 110' (3,850 SF), and a two-family residential lot types of 40'x 70' (2,800 SF). The rear loaded lot types will have the garage accessed via a private alley way with the front door facing either a public street or an open space greenway. Corner lots for all unit types were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

The site is bordered by Powers Boulevard to the west; Bradley Road to the north; vacant city zoned land to the east; and the existing Springs East at Waterview Filing 1 to the south. There is no proposed access to the Powers Boulevard and access points have been provided to the south and the east. There are two access points located along Bradley Road that were approved with the original preliminary plan which shall remain. A traffic impact analysis has been completed and is included with this submittal.

The community has been redesigned from its original layout to provide for functioning pedestrian centric and vehicular circulation. Numerous pedestrian walkways and connections have been provided throughout the development in coordination with the various green and park spaces provided. A large park area has been designed centrally within the proposed community to serve as a focal point and amenity for the future residents of the Trails at Aspen Ridge.

A phasing plan has been provided and indicates four total phases in addition to Phase 1 which is not a part of this application; however, the project is will be developed based on market trends and buyer demands and may be developed out of sequential order. Roadways, utilities, drainage, etc. will be constructed as necessary to facilitate development construction and sequencing permitting the building of several unit types concurrently if need be.

El Paso County PUD Section 4.2.6(D) Approval Criteria, 1998 El Paso County Policy Plan, and El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria:

The purpose of the PUD is to provide the information necessary to rezone a property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The development plan sets forth the final plans for development of the PUD district including detailed use, dimensional, and development standards, building and parking locations, service connections, landscaping and other important site improvements. The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as framework for land use applications and

development in the County. The County Wide Policy plan ties the specific small area plans, and other Master Plan elements such as the Master Plan for Mineral Extraction, the El Paso County Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy plan provides general direction in terms of density, buffers, transitions, infrastructure, where no small area plan exists.

The proposed Trails at Aspen Ridge project advances the stated purposes set forth in these sections and is in general conformation with the El Paso County Master Plan and the approved Waterview Sketch Plan as amended. Though the project site is not located within any small area master plans, the application follows the requirements of this code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrating in the zoning code and application packet. There has been substantial change in character of the surrounding area over the last several years as various communities of single family residential have been approved and constructed.

The proposed property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties to the west and southeast. The new development will be in and continue the harmony of the existing surrounding character of the area and natural environment. There are no areas of significant historical, cultural or recreational features found on site.

The Trails at Aspen Ridge project will not have a negative impact upon the existing and future development of the area. The design approach supports *Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County* and *Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

The proposed application provides adequate consideration for any potentially detrimental use and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site. The site design includes various landscape buffers; open space corridors; pedestrian connectivity; and a centrally located park site. There are no landscape related PUD Modifications being requested as this time.

The proposed single-family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance and adequately sized to meet the demands of this development. A sufficient water supply has been acquired and can provide the water necessary for the proposed units and associated irrigation needs. In addition, a wastewater system has been established and can adequately serve the proposed units. Please refer to the water and wastewater reports for more information.

By providing open spaces areas and extending existing utility services already approved and in place, the proposed development continues to support both *Policy 6.1.5: Support the development of well-planned mixed-use projects* and *Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

Master Plan for Mineral Extraction:

The 1996 Master Plan for Mineral Extraction updates and supersedes the 1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the El Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Eolian Deposits’ of windblown sands. The proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

Total Number of Residential Units, Density, and Lot Sizes: 605 Single-Family Residential Units on 117.98 acres with a density of 5.13 DU/ Acre.

Total Number of Industrial or Commercial Sites:

There are no industrial or commercial sites proposed with this application.

Areas of Required Landscaping:

The proposed PUD/ Preliminary Plan includes landscape design and streetscape planting requirements for the streetscapes along Powers Blvd., Frontside Drive, Legacy Dr, and Bradley. The landscape design includes a mix of deciduous and evergreen trees, varying ground plane treatments, and numerous planting beds. There are no landscape waivers being requested at this time.

Approximate Acres and Percent of Land Set Aside for Open Space:

The Trails at Aspen Ridge project is proposing 27.04 acres of open space which is 22.9% of the project area. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the 117.98 acres project site or 11.80 acres. The provided open space with this submittal is in addition to the open space and park area provided within the Filing 1 Plat.

Types of Proposed Recreational Amenities:

The Trails at Aspen Ridge project is proposing various types of recreational amenities to include active and passive open spaces areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 6-acre central park site. Final design of the park site and common open space areas will be completed with future final plat filings as required.

Traffic Engineering:

Vehicular access and street layout shall be as illustrated on the PUD/ Preliminary Plan drawings. The Trails at Aspen Ridge will be accessed from Bradley Rd. via two intersection locations which were previously approved. Traffic will be dispersed by two collector streets with two proposed round-a-bouts to help with traffic flow and levels of service. As discussed elsewhere the Trails at Aspen Ridge project is proposing several private access roads to serve the rear loaded unit types. A PUD modification has been requested to permit the private roads. All other roadways will be public, built to El Paso County standards.

The applicant requests that platted lots within The Trails at Aspen Ridge be included in the county wide Public Improvements District (PID 2) being formed and implemented as part of the Traffic Impact Fee resolution. Pursuant to Section E, Credits and Reimbursements, of the Board of County Commissioners' Road Impact Fee Implementation Document, the applicant requests that the County and Applicant enter into a credit agreement prior to final plat approval to determine an estimate of credits to which applicant may be entitled.

Proposed Services:

The Trails at Aspen Ridge will be a part of the Waterview II Metropolitan District which shall own and maintain common areas such as setbacks, trails, common areas, open space, private streets, signage, detention facilities, etc. This development will be served by the additional entities as outlined below:

- | | |
|-----------------------|---|
| 1. Water: | Widefield Water and Sanitation District |
| 2. Wastewater: | Widefield Water and Sanitation District |
| 3. Gas: | City of Colorado Springs |
| 4. Electric: | Mountain View Electric |
| 5. Fire: | Security Fire Protection District |
| 6. School: | Widefield District #3 |
| 7. Library: | Pikes Peak Library District |
| 8. Roads: | El Paso County Road and Bridge |
| 9. Police Protection: | El Paso County Sheriff's Department |

Impacts associated with the PUD Development Plan & Preliminary Plan:

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0768G' effective date December 7, 2018.

Site Geology: Entech Engineering, Inc. has provided a Soils, Geology and Geologic Hazard report with previous submittals which has been reviewed and approved. This report has identified several potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

Wetlands: There are no drainage areas, drainage ways or water courses found on site, as a result there are not wetlands present. All drainage and erosion criteria have been met following El Paso County Development Standards.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has very little vegetation which results in a high amount of dust during windy days; however, the proposed development will provide irrigated turf areas and native seeding to alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Trails at Aspen Ridge community with sweeping view in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

TRAILS AT ASPEN RIDGE PUD MODIFICATION REQUESTS:

1) JUSTIFICATION FOR PUD MODIFICATIONS: MID-BLOCK CROSSINGS

Chapter 4.2.6.F.2.G of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.H are met. Section 5.8 of the ECM establishes an additional mechanism whereby an engineering design standard can be modified provided the limits of consideration in ECM Section 5.8.6 are met and the modifications meet the criteria for approval in ECM Section 5.8.7.

Nature of Request:

Section of LDC/ECM from which modification is sought:

LDC Chapter 8.4.3(B2) and ECM Section 2.5.2.(C4)

Specific Criteria from which modification is sought:

Mid-block Crossings: Access ramps on local roadways shall be spaced no greater than 600 feet apart.

Proposed nature and extent of modification:

To provide mid-block crossings along Lazy Ridge Drive, Wagon Hammer Drive, and Blue Mine Street in excess of 600'

LDC Chapter 4.2.6.F.2.H: Modification of Existing LDC or ECM Standard.

For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for **at least one** of the following benefits:

- Preservation of natural features;
N/A.
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
N/A.
- Provision of a more efficient pedestrian system;
Pedestrian circulation within the Trails at Aspen Ridge is provided through both on street sidewalks and through internal open space tracts. Walkways provided through the development via internal open space tracts permit circulation throughout the development and connect to the proposed parks. The project is designed to encourage the use of the of the sidewalk system and reduce the amount of driving within the community. Where the mid-block crossings exceed the 600' distance, crossings are provided in close proximity to the 600' required either within the proposed tracts containing internal trails/ sidewalks or at 'T' intersections. The exhibit below illustrates the provided mid-block crossings that exceed 600'.
- Provision of additional open space;
The Trails at Aspen Ridge PUDSP is proposing 27.04 acres of open space which includes a park within Filing 1 currently under Final Plat review, as well as a 6-acre community park centrally located. Additional common open space is provided throughout the development as well as trail/ sidewalk corridors.
- Provision of other public amenities not otherwise required by the Code; or
N/A.
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.
The Trails at Aspen Ridge PUDSP is proposing 27.04 acres of open space which includes a park within Filing 1 currently Final Plat review, as well as a 6-acre community park centrally located.

Additional common open space is provided throughout the development as well as trail/sidewalk corridors.

ECM Section 5.8.6: Limits of Consideration:

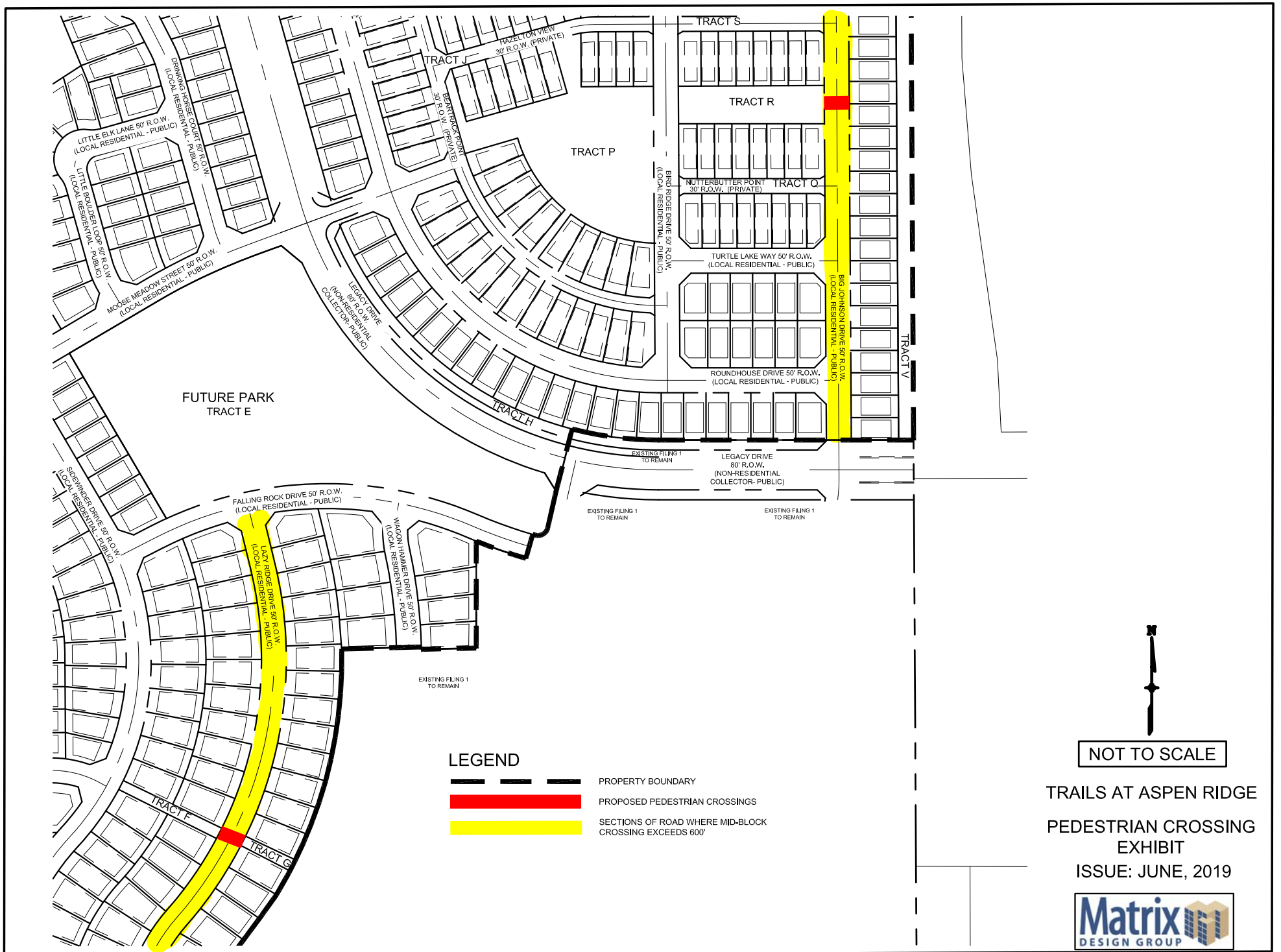
The ECM Administrator may only consider a project-specific modification to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
The ECM requirement for midblock crossings, and the associated 600-foot minimum distance, is not based on any specific standard. ADA standards do not require midblock crossings or a minimum distance between crossing points. The ADA standards only require crossings at street intersections as this is the safest location to cross the street. ADA crossings and ramps are provided throughout the development.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
While there is significant topography on this site, the proposed crossings are at intersections with trail crossings provided internally through the community.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.
The standard does not impose any particular hardship on the applicant. However, it will be more beneficial to pedestrian continuity and public safety to focus pedestrian crossing points at designed trail crossings and connection points.

ECM Section 5.8.7: Criteria for Approval

No modification shall be approved unless it is demonstrated that:

- The request for a modification is not based exclusively on financial considerations;
There is no financial consideration to this modification request. It is based purely on practical and pedestrian connectivity considerations.
- The modification will achieve the intended result with a comparable or superior design and quality of improvement;
The crossing locations shown within this development are preferred in the context of pedestrian connectivity as the proposed locations provide logical connection points to the internal trail system. The ECM requirement for a 600-foot minimum distance between mid-block crossings would require additional mid-block crossings. These additional crossings are unnecessary given the proximity of the proposed mid-block crossings as designed (See attached exhibit). This requirement is not based on any ADA or other standard and would result in randomly located midblock crossings with no specific destination.
- The modification will not adversely affect safety or operations;
The mid-block crossings proposed in this development include a striped crosswalk for safety and will not affect operations as the required location of 600' spacing would result in randomly placed mid-block crossings with no direct connection.
- The modification will not adversely affect maintenance and its associated cost; and
N/A.
- The modification will not adversely affect aesthetic appearance.
N/A.



2) JUSTIFICATION FOR PUD MODIFICATIONS: SIDEWALK LOCATION ALONG COLLECTOR ROADWAY

Chapter 4.2.6.F.2.G of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.H are met. Section 5.8 of the ECM establishes an additional mechanism whereby an engineering design standard can be modified provided the limits of consideration in ECM Section 5.8.6 are met and the modifications meet the criteria for approval in ECM Section 5.8.7.

Nature of Request:

Section of LDC/ECM from which modification is sought:

ECM Section Figure 2-14 Typ. Urban Non-Residential Collector Cross Section

Specific Criteria from which modification is sought:

Sidewalk location and spacing from back of curb to be 8' per the cross-section.

Proposed nature and extent of modification:

To permit a curvilinear sidewalk along Legacy Drive and Frontside Drive, both of which are non-residential collectors, with varying widths of parkway between the sidewalk and back of curb.

LDC Chapter 4.2.6.F.2.H: Modification of Existing LDC or ECM Standard.

For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for **at least one** of the following benefits:

- Preservation of natural features;
N/A.
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
N/A.
- Provision of a more efficient pedestrian system;
Pedestrian circulation within the Trails at Aspen Ridge is provided through both on street sidewalks and through internal open space tracts. Walkways provided through the development via internal open space tracts permit circulation throughout the development and connect to the proposed parks. The project is designed to encourage the use of the sidewalk system and reduce the amount of driving within the community.
- Provision of additional open space;
The Trails at Aspen Ridge PUDSP is proposing 27.04 acres of open space which includes a park within Filing 1 currently under Final Plat review, as well as a 6-acre community park centrally located. Additional common open space is provided throughout the development as well as trail/ sidewalk corridors.
- Provision of other public amenities not otherwise required by the Code; or
N/A.
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.
The proposed curvilinear sidewalk along the main entry into the community along Legacy Drive and Frontside Drive allows a more interesting landscape street design. The varying parkway width between sidewalk and curb incorporates a mix of shrubs and turf in a designed curvilinear pattern. The proposed sidewalk and landscape design do not affect the health, safety or public welfare of the community.

ECM Section 5.8.6: Limits of Consideration:

The ECM Administrator may only consider a project-specific modification to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
The ECM requirement for 8' is provided for adequate separation between the sidewalk and the roadway. In those areas where the distance is less than 8', a physical barrier is incorporated through the use of shrubs or ornamental grasses.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
N/A.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.
The proposed change to the standard is not a result of an undue hardship but rather a desire by the owner/ developer to provide interest and creativity along the main roadways through the development.

ECM Section 5.8.7: Criteria for Approval

No modification shall be approved unless it is demonstrated that:

- The request for a modification is not based exclusively on financial considerations;
There is no financial consideration to this modification request. It is based purely on design and aesthetic considerations.
- The modification will achieve the intended result with a comparable or superior design and quality of improvement;
The 5' curvilinear sidewalk achieves the intended result of providing the required pedestrian walkways along a public roadway. The design as proposed is superior to the standard in that it creates interest and a variable landscape design.
- The modification will not adversely affect safety or operations;
The sidewalk as designed will not adversely affect safety or operations as all ADA requirements and crossings are met.
- The modification will not adversely affect maintenance and its associated cost; and
N/A.
- The modification will not adversely affect aesthetic appearance.
The modification to permit a curvilinear sidewalk along Legacy Drive and Frontside Drive increases the aesthetic appearance with a mixture of shrubs and turf provided between the sidewalk and curb.

3) JUSTIFICATION FOR PUD MODIFICATIONS: PERMIT PRIVATE STREETS

Chapter 8.4.4 (C)(E1)(E4) of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.H are met. Section 5.8 of the ECM establishes an additional mechanism whereby an engineering design standard can be modified provided the limits of consideration in ECM Section 5.8.6 are met and the modifications meet the criteria for approval in ECM Section 5.8.7.

Nature of Request:

Section of LDC/ECM from which modification is sought:

Section 8.4.4 (C)(E1)(E4)

Specific Criteria from which modification is sought:

Public Roads are Required; Use of Private Roads is Generally Limited, and Private Roads are to Comply with Access Standards

Proposed nature and extent of modification:

To permit private roads to serve as access alleys for the rear loaded product as illustrated within Phase 4 and Phase 5 on the PUD drawings.

LDC Chapter 4.2.6.F.2.H: Modification of Existing LDC or ECM Standard.

For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for **at least one** of the following benefits:

- Preservation of natural features;
N/A.
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
The proposed private roadways provide access to the rear-loaded type product style currently desired in today's market. The rear-loaded product creates a Traditional Neighborhood environment where the front doors face common open space with the garages located at the rear of the house to be accessed via the private roadways/ alleys. With this design and housing style, more open space and common areas are provided for use by the community.
- Provision of a more efficient pedestrian system;
Pedestrian circulation located within the areas served by the private roadway/ alleys is located at the front of the house reducing vehicular/ pedestrian conflicts. Mid-block crossings are provided in several locations to move pedestrians safely and effectively through the community.
- Provision of additional open space;
The Trails at Aspen Ridge PUDSP is proposing 27.04 acres of open space which includes a park within Phase 1/ Filing 1 as well as a 6-acre community park centrally located. Additional open space is designed into the community between the fronts of the rear loaded unit types. This open space serves as pedestrian connectivity corridors and gathering space for the residents.
- Provision of other public amenities not otherwise required by the Code; or
N/A.
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.
The incorporation of the private roadways for use as access to the rear of the house creates additional, common open space along the fronts of these units. This open space provides opportunities for gathering and socializing. Pedestrian connectivity is provided throughout the development allowing safe routes through and within the community.

ECM Section 5.8.6: Limits of Consideration:

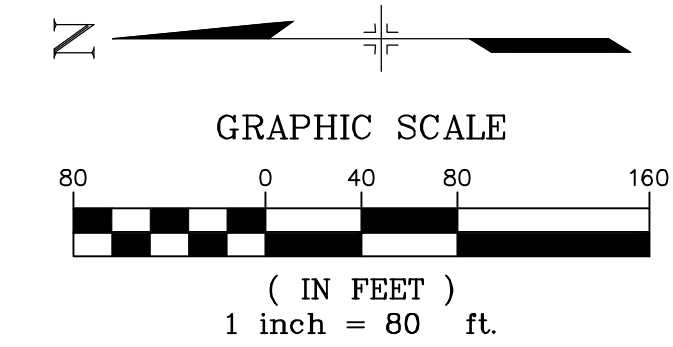
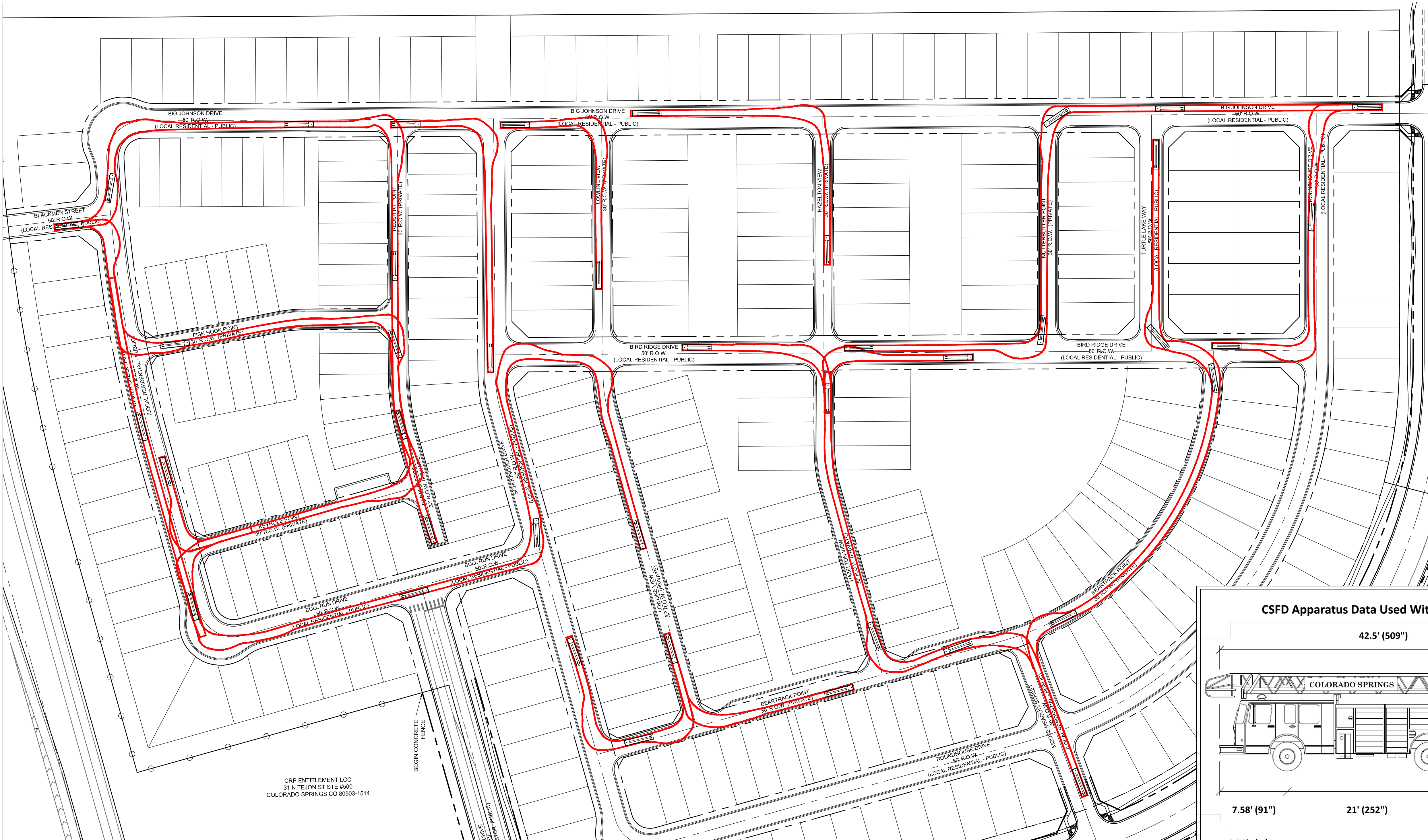
The ECM Administrator may only consider a project-specific modification to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
The ECM permits the use of private roadways.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
N/A.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.
The proposed waiver to the standard is not a result of an undue hardship but rather a desire by the owner/ developer to provide a rear-loaded product style to meet current housing market demands and to provide a mix of housing styles. All private roadways will be built to county standards as required.

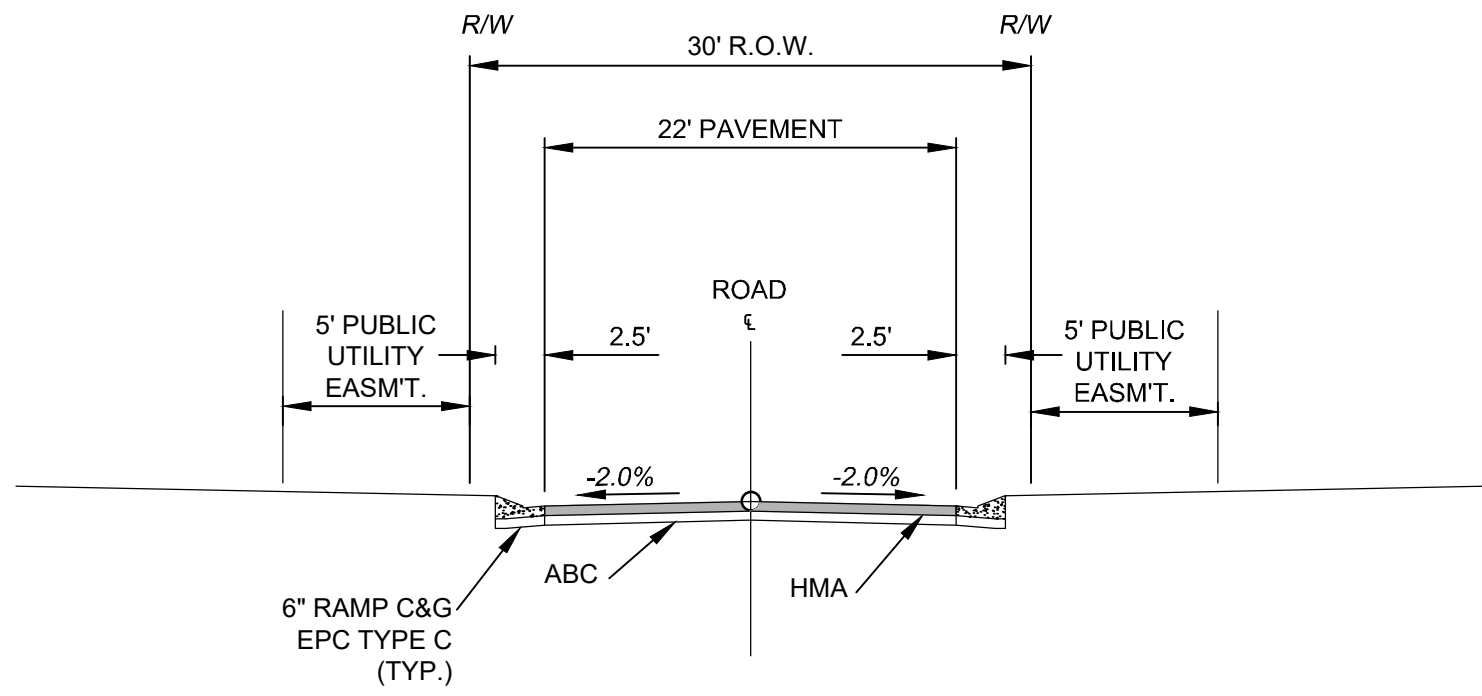
ECM Section 5.8.7: Criteria for Approval

No modification shall be approved unless it is demonstrated that:

- The request for a modification is not based exclusively on financial considerations;
There is no financial consideration to this modification request. It is based on design and aesthetic considerations.
- The modification will achieve the intended result with a comparable or superior design and quality of improvement;
The design as proposed is superior to the standard in that it adds another housing style to the community creating a mixed-residential neighborhood. This housing style utilizing the alley for garage access incorporates more common open space for the residents to enjoy while also providing pedestrian corridors separated from streets and driveways.
- The modification will not adversely affect safety or operations;
The modification to permit private streets will not adversely affect safety or operations. A letter in support of the design and layout of private streets has been provided by the fire department.
- The modification will not adversely affect maintenance and its associated cost; and
The modification to permit private streets will not adversely affect maintenance or costs as these will be owned and maintained by the metropolitan district.
- The modification will not adversely affect aesthetic appearance.
The modification to permit private streets will not adversely affect aesthetic appearances since the cross-section width of these alleys is narrower than a public street and additional common space is being provided.



FIRE TRUCK PATH



TYPICAL SECTION
(PRIVATE ROADWAY)
SCALE : N.T.S.

CSFD Apparatus Data Used Within AutoTurn

42.5' (509")	
Width	8.42' (101")
Track	8.17' (98")
Lock to Lock Time	5.00 seconds
Steering Angle	44 degrees

Other Useful Apparatus Data

Angle of Approach	Less than 8° degrees (not % percent)
Angle of Departure	Less than 8° degrees (not % percent)
Undercarriage Clearance	.66' (8")
Rear Overhang (CL of rear axle to rear bumper)	10' (120")
Wheelbase (CL of front axle to CL of forward rear axle)	20' (240")
Inside Turning Radii	33' (396")
Outside Turning Radii	53' (636")

TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
FIRE ACCESS EXHIBIT

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone: 719-575-0100
Fax: 719-575-0208

PROJECT:

TRAILS AT ASPEN RIDGE

EL PASO COUNTY
JUNE 2019

ISSUE: JUNE, 2019

FIRE ACCESS
PLAN

4) JUSTIFICATION FOR PUD MODIFICATIONS: INTERSECTION SPACING

Chapter 8.4.4 (C)(E1)(E4) of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.H are met. Section 5.8 of the ECM establishes an additional mechanism whereby an engineering design standard can be modified provided the limits of consideration in ECM Section 5.8.6 are met and the modifications meet the criteria for approval in ECM Section 5.8.7.

Nature of Request:

Section of LDC/ECM from which modification is sought:

Section 2.2.5 (E)

Specific Criteria from which modification is sought:

Road Access Criteria: roads shall not intersect urban local roadways closer than 175' from each other (centerline to centerline).

Proposed nature and extent of modification:

To permit urban local roadways and private roadways/ alleys to intersect centerline to centerline closer than 175'.

LDC Chapter 4.2.6.F.2.H: Modification of Existing LDC or ECM Standard.

For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for **at least one** of the following benefits:

- Preservation of natural features;
N/A.
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
N/A
- Provision of a more efficient pedestrian system;
The reduce roadway intersection spacing is a direct result of using private roadways/ alleys within the design. Part of the design intent is that pedestrian circulation located within the areas served by the private roadway/ alleys is located at the front of the house reducing vehicular/ pedestrian conflicts. These internal pedestrian corridors as provided throughout the areas integrating this product type and the sidewalk configuration.
- Provision of additional open space;
The Trails at Aspen Ridge PUDSP is proposing 27.04 acres of open space which includes a park within Phase 1/ Filing 1 as well as a centrally located 6-acre community park. Additional open space is designed into the community between the fronts of the rear loaded unit types. This open space serves as pedestrian connectivity corridors and gathering space for the residents.
- Provision of other public amenities not otherwise required by the Code; or
N/A.
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.
The incorporation of the private roadways, resulting in intersection spacing of less than 175', for use as access to the rear of the house creates additional, common open space along the fronts of these units. This open space provides opportunities for gathering and socializing. In addition, pedestrian connectivity is provided throughout the development allowing safe routes through and within the community.

ECM Section 5.8.6: Limits of Consideration:

The ECM Administrator may only consider a project-specific modification to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
The 175' intersection spacing requirement was created when single-family residential lots were larger in nature based on market demand at that time. In recent years market demand has shifted towards smaller lots with more common open space. The 175' spacing requirement did not consider these smaller lots, in particular rear or alley loaded residential units. Applying this standard would prevent the use of the small lot, rear loaded product illustrated with this PUDSP.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
N/A.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.
The proposed waiver to the standard is not a result of an undue hardship but rather a desire by the owner/ developer to provide a rear-loaded product style to meet current housing market demands. This recent shift in market demand towards smaller lots with more common open space results in intersections spaced less than the required 175'. The 175' spacing requirement did not consider these smaller lots, in particular rear or alley loaded residential units. Applying this standard would prevent the use of the small lot, rear loaded product illustrated with this PUDSP.

ECM Section 5.8.7: Criteria for Approval

No modification shall be approved unless it is demonstrated that:

- The request for a modification is not based exclusively on financial considerations;
There is no financial consideration to this modification request. It is based on design considerations.
- The modification will achieve the intended result with a comparable or superior design and quality of improvement;
The design as proposed is superior to the standard in that it adds another housing style to the community creating a mixed-residential neighborhood. This housing style utilizing the alley for garage access incorporates more common open space for the residents to enjoy while also providing pedestrian corridors separated from streets and driveways.
- The modification will not adversely affect safety or operations;
The modification to permit roadway intersections less than 175' will not adversely affect safety or operations as these intersections are not designed as through streets limiting traffic to residents. While the intersection spacing distances do vary, in all but one instance is the intersection spacing at least 150' or more permitting adequate line of sight and queuing.
- The modification will not adversely affect maintenance and its associated cost; and
The modification to the intersection spacing requirements will not adversely affect maintenance or costs as all private roadways will be owned and maintained by the metropolitan district. All public will be designed and built to EPC Standards to be owned and maintained by El Paso County.
- The modification will not adversely affect aesthetic appearance.
N/A.

TRAILS AT ASPEN RIDGE

PLANNED UNIT DEVELOPMENT

A TRACT OF LAND LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) PLAN IS TO PROVIDE FOR SINGLE-FAMILY RESIDENTIAL UNITS FOR THE TRAILS AT ASPEN RIDGE DEVELOPMENT PROJECT.

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

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

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

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

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

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

GENERAL NOTES

- ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WIDEFIELD WATER & SANITATION DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
- ALL ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
- NATURAL GAS SHALL BE PROVIDED BY CITY OF COLORADO SPRINGS.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF ALL LOTS AS FOLLOWS:
 - FRONT: TEN FEET (10')
 - SIDE: FIVE FEET (5')
 - REAR: TEN (10')
- ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNATED FOR PUBLIC UTILITIES AS REQUIRED.
- STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TRAILS AT ASPEN RIDGE DESIGN GUIDELINES.
- NEW SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY ARE TO BE 5' THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS AT TIME OF DEVELOPMENT. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
- ALL PRIVATELY OWNED OR PRIVATE ACCESS SIDEWALKS WITHIN THE REAR LOADED PRODUCT FINAL PLAT FILINGS WILL BE INSTALLED TO FOLLOW UNIT CONSTRUCTION.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.
- GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT RECORDED AT RECEPTION NO. 213006737, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

LANDSCAPE

- URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY.
- ANY FUTURE PARK SITE LOCATIONS, AMENITIES AND TIMING OF INSTALLATION ARE TO BE DETERMINED WITH FUTURE FILINGS BASED ON SEQUENCING OF CONSTRUCTION.
- LANDSCAPING AREAS, TRAILS, PARKS, AMENITIES, COMMON OPEN SPACE, COMMON FENCES AND WALLS, AND COMMON PLANT MATERIAL SHALL BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES. LICENSE AGREEMENT RESOLUTION
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- FINAL ALIGNMENT OF TRAILS TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.

GEOLOGICAL HAZARDS:

- A 'SOILS, GEOLOGY AND GEOLOGIC HAZARD REPORT' FOR SPRINGS AT WATERVIEW EAST EL PASO, COUNTY, WAS COMPLETED BY ENTECH ENGINEERING ON FEBRUARY 21, 2018 AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE TRAILS AT ASPEN RIDGE PROJECT. THE GEOLOGY AND SOILS REPORT FOR SPRINGS AT WATERVIEW EAST WAS APPROVED AS PART OF THE SPRINGS EAST AT WATERVIEW PRELIMINARY PLAN APPROVED BY THE EL PASO BOARD OF COUNTY COMMISSIONERS ON FEBRUARY 12, 2019. PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER SP-17-010. DEVELOPERS AND HOME OWNERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS.
- THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR CONSTRAINTS DO EXISTS RELATED TO THE POTENTIAL FOR SHALLOW BEDROCK, COLLAPSIBLE SOILS AND/ OR EXPANSIVE SOILS. THESE GEOLOGICAL CONDITIONS ARE CONSIDERED RELATIVELY COMMON TO THE AREA WITH MITIGATION ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES.
- AREAS OF POTENTIALLY SEASONAL GROUNDWATER WERE OBSERVED IN EASTERN AREAS OF THE SITE. THESE AREAS WILL LIKELY BE MITIGATED WITH SITE GRADING AND PROPER STORMWATER PLANNING. IN AREAS WHERE HIGH SUBSURFACE MOISTURE CONDITIONS ARE ANTICIPATED PERIODICALLY, A SUBSURFACE PERIMETER DRAIN WILL BE NECESSARY TO HELP PREVENT THE INTRUSION OF WATER INTO AREAS LOCATED BELOW GRADE. ADDITIONAL SUBSURFACE SOIL INVESTIGATION IS RECOMMENDED PRIOR TO CONSTRUCTION.

FLOODPLAIN NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0768G, EFFECTIVE DATE 1 DECEMBER 7, 2018.

ARCHITECTURAL CONTROL COMMITTEE REVIEW

INDIVIDUAL UNIT BUILD OUT, DESIGN, AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS OF THE WATERVIEW II METROPOLITAN DISTRICT, AS WELL AS THE TRAILS AT ASPEN RIDGE CCRs, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRAILS AT ASPEN RIDGE, AND THE TRAILS AT ASPEN RIDGE DESIGN GUIDELINES.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE N00°19'32"W ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9, A DISTANCE OF 1,600.02 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

- THENCE N60°00'00"W A DISTANCE OF 511.84 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 690.00 FEET, A DELTA ANGLE OF 14°33'21", AN ARC LENGTH OF 175.29 FEET, WHOSE LONG CHORD BEARS N82°43'20"W A DISTANCE OF 174.82 FEET;
- THENCE S14°33'21"W A DISTANCE OF 123.85 FEET;
- THENCE S12°47'44"W A DISTANCE OF 80.40 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 92°52'44", AN ARC LENGTH OF 32.42 FEET, WHOSE LONG CHORD BEARS S59°14'18"W A DISTANCE OF 28.99 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 915.00 FEET, A DELTA ANGLE OF 00°20'29", AN ARC LENGTH OF 5.45 FEET, WHOSE LONG CHORD BEARS N74°09'06"W A DISTANCE OF 5.45 FEET;
- THENCE S15°57'58"W A DISTANCE OF 50.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 965.00 FEET, A DELTA ANGLE OF 06°15'56", AN ARC LENGTH OF 105.53 FEET, WHOSE LONG CHORD BEARS N70°51'04"W A DISTANCE OF 105.47 FEET;
- THENCE S00°00'00"W A DISTANCE OF 214.74 FEET;
- THENCE S88°42'27"W A DISTANCE OF 110.10 FEET;
- THENCE N01°25'17"W A DISTANCE OF 4.78 FEET;
- THENCE S88°27'00"W A DISTANCE OF 160.00 FEET;
- THENCE S00°08'37"W A DISTANCE OF 44.57 FEET;
- THENCE S02°52'08"W A DISTANCE OF 44.56 FEET;
- THENCE S05°32'45"W A DISTANCE OF 44.55 FEET;
- THENCE S08°16'16"W A DISTANCE OF 44.55 FEET;
- THENCE S10°58'49"W A DISTANCE OF 44.56 FEET;
- THENCE S13°41'29"W A DISTANCE OF 44.57 FEET;
- THENCE S17°04'35"W A DISTANCE OF 44.59 FEET;
- THENCE S19°47'14"W A DISTANCE OF 44.56 FEET;
- THENCE S22°29'47"W A DISTANCE OF 44.55 FEET;
- THENCE S25°12'20"W A DISTANCE OF 44.55 FEET;
- THENCE S27°14'20"W A DISTANCE OF 22.28 FEET;
- THENCE S28°42'04"W A DISTANCE OF 49.02 FEET;
- THENCE S35°26'44"W A DISTANCE OF 49.01 FEET;
- THENCE S36°30'56"W A DISTANCE OF 116.64 FEET;
- THENCE S32°43'04"W A DISTANCE OF 66.86 FEET;
- THENCE S14°55'15"W A DISTANCE OF 66.77 FEET;
- THENCE S00°26'25"E A DISTANCE OF 193.86 FEET;
- THENCE S90°00'00"W A DISTANCE OF 159.90 FEET;
- THENCE S00°00'00"E A DISTANCE OF 13.82 FEET;
- THENCE S89°33'35"W A DISTANCE OF 110.00 FEET;
- THENCE N00°26'25"W A DISTANCE OF 12.59 FEET;
- THENCE S89°33'35"W A DISTANCE OF 160.00 FEET;
- THENCE S00°26'25"E A DISTANCE OF 55.00 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, WHOSE LONG CHORD BEARS S41°33'35"W A DISTANCE OF 28.28 FEET;
- THENCE S89°33'35"W A DISTANCE OF 38.00 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.00 FEET, A DELTA ANGLE OF 89°57'15", AN ARC LENGTH OF 42.39 FEET, WHOSE LONG CHORD BEARS N45°27'48"W A DISTANCE OF 38.17 FEET;
- THENCE N00°29'10"W A DISTANCE OF 20.98 FEET;
- THENCE S89°30'50"W A DISTANCE OF 224.98 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 21, AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
- THENCE N00°29'10"W ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,691.70 FEET;
- THENCE S90°00'00"E A DISTANCE OF 515.00 FEET;
- THENCE N00°00'00"E A DISTANCE OF 148.75 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'37", AN ARC LENGTH OF 61.48 FEET, WHOSE LONG CHORD BEARS N28°47'53"E A DISTANCE OF 61.32 FEET;
- THENCE N22°01'36"E A DISTANCE OF 538.12 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 410.00 FEET, A DELTA ANGLE OF 52°19'12", AN ARC LENGTH OF 374.39 FEET, WHOSE LONG CHORD BEARS N48°11'12"E A DISTANCE OF 361.92 FEET;
- THENCE N74°20'48"E A DISTANCE OF 525.87 FEET;
- THENCE N15°39'12"W A DISTANCE OF 470.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES FOLLOW SAID SOUTHERLY RIGHT-OF-WAY LINE:

- THENCE N74°20'48"E A DISTANCE OF 385.15 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,759.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS N81°55'39"E A DISTANCE OF 728.16 FEET;
- THENCE N89°30'29"E A DISTANCE OF 3.77 FEET TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9;

52) THENCE S00°19'32"E A DISTANCE OF 2,038.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 5,139.369 SQUARE FEET OR 117.984 ACRES, MORE OR LESS.

PUD MODIFICATION TABLE

(AS PERMITTED BY LDC SECTION 4.2.6.(F)(2)(g))

*SEE LETTER OF INTENT FOR ADDITIONAL JUSTIFICATION OF PROPOSED MODIFICATIONS TO ECM STANDARDS

LDC/ ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
LDC SECTION 8.4.4.(A, B, C, D)	PRIVATE STREETS	ALL STREETS TO BE PUBLICLY OWNED & MAINTAINED	TO PERMIT THE USE OF PRIVATE STREETS	TO PERMIT THE USE OF PRIVATE STREETS AS ACCESS DRIVES FOR THE REAR LOADED LOT STYLE
LDC SECTION 8.4.3.(B2) & ECM SECTION 2.5.2.(C4)	MID-BLOCK CROSSINGS	ACCESS RAMPS ON LOCAL ROADWAYS SHALL BE SPACED NO GREATER THAN 600' APART	PROVIDE ACCESS RAMPS SPACED FURTHER THAN 600' APART ALONG BLUE MINER ST., LAZY RIDGE DR., & WAGON HAMMER DR.	PEDESTRIAN ACCESSIBILITY AND SIDEWALK CONNECTIONS ARE PROVIDED BY ACCESS RAMPS ALONG MID-BLOCK CROSSINGS WHERE INTERSECTING WITH INTERNAL TRAIL SYSTEMS.
ECM SECTION FIGURE 2-14 TYP. URBAN NON-RES COLLECTOR CROSS SECTION	SIDEWALK LOCATION & SPACING FROM BACK OF CURB	REQ. 8' PLANTING PARKWAY BETWEEN SIDEWALK AND BACK OF CURB ALONG LEGACY DR.	PERMIT A CURVILINEAR SIDEWALK ALONG LEGACY DRIVE W/ VARYING WIDTH OF PARKWAY BETWEEN SIDEWALK AND BACK OF CURB.	CURVILINEAR SIDEWALK CREATES A MORE INTERESTING STREETScape AND ALLOWS A VARIED LANDSCAPE DESIGN ALONG THIS MAIN COLLECTOR ROADWAY
ECM SECTION 2.2.5.(E)	URBAN LOCAL ROADWAY ACCESS SPACING	URBAN LOCAL ROADWAYS SHALL NOT INTERSECT CLOSER THAN 175' AND SHALL NOT INTERSECT A COLLECTOR CLOSER THAN 200'	TO ALLOW LOCAL RES. STREETS TO INTERSECT AT VARYING LENGTHS LESS THAN 175'.	THE PROPOSED LOTS ARE IN RESPONSE TO A SHIFT IN RESIDENTIAL DEMAND FOR SMALLER LOTS WHICH CREATES SITUATIONS WHERE INTERSECTION SPACING CANNOT BE MET. ALL OTHER SAFETY CRITERIA HAS BEEN MET SUCH AS SIGHT VISIBILITY TRIANGLES.

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF, THE AFOREMENTIONED COLA, LLC HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 20____ A.D. . A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO }
EL PASO COUNTY }SS.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D. BY

_____, WITNESS MY HAND AND SEAL:

_____, MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION # _____ AND DATE _____ APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
EL PASO COUNTY)SS.

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ OF _____, 20____ AT _____ O'CLOCK A.M./P.M. AND WAS

RECORDED PER

RECEPTION NO. _____

EL PASO COUNTY CLERK AND RECORDER

LAND USE:

CURRENT ZONING: RS-5000 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

CURRENT LAND USE: VACANT/ UNDEVELOPED

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL: PUBLIC & PRIVATE STREETS; LANDSCAPE SETBACKS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE

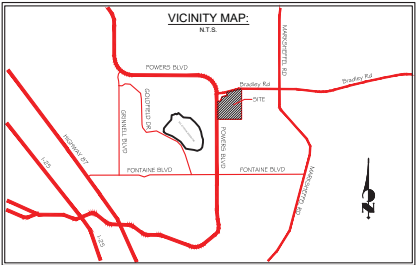
SITE DATA TABLE:

TOTAL SITE ACREAGE	117.98 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	605 D.U.
PROPOSED GROSS DENSITY	5.13 D.U./AC

SITE DATA TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE FAMILY RESIDENTIAL (605 LOTS)	65.64 AC	55.6%
OPEN SPACE/ LANDSCAPE	27.04 AC	22.9%
PUBLIC STREETS RIGHTS-OF-WAY	25.30 AC	21.4%
PRIVATE STREET RIGHTS-OF-WAY	2.96 AC	2.5%
TOTAL	117.98 AC	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 117.98 AC X .10 = 11.80 ACRES
TOTAL OPEN SPACE PROVIDED IS 22.9% = 27.04 ACRES



SHEET INDEX:

- | | |
|--------|-------------------|
| P1 | PUD TITLE SHEET |
| P2-3 | PUD DETAILS |
| P7-12 | PUD SITE PLAN |
| P13-19 | PUD GRADING PLANS |
| P20-24 | PUD UTILITY PLANS |

TRAILS AT ASPEN RIDGE

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

CONSULTANT:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

PROJECT:

TRAILS AT ASPEN RIDGE
PUD/ SP

EL PASO COUNTY
FEBRUARY 2019

OWNER:

COLA, LLC

555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

DEVELOPER:

COLA, LLC

555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

ISSUE: FEBRUARY, 2019

REV1 COMMENT RESPONSE: JUNE , 2019

DRAWING INFORMATION:

PROJECT NO: 19.886.008

DRAWN BY: BS

CHECKED BY: JA

APPROVED BY: GS

SHEET TITLE:

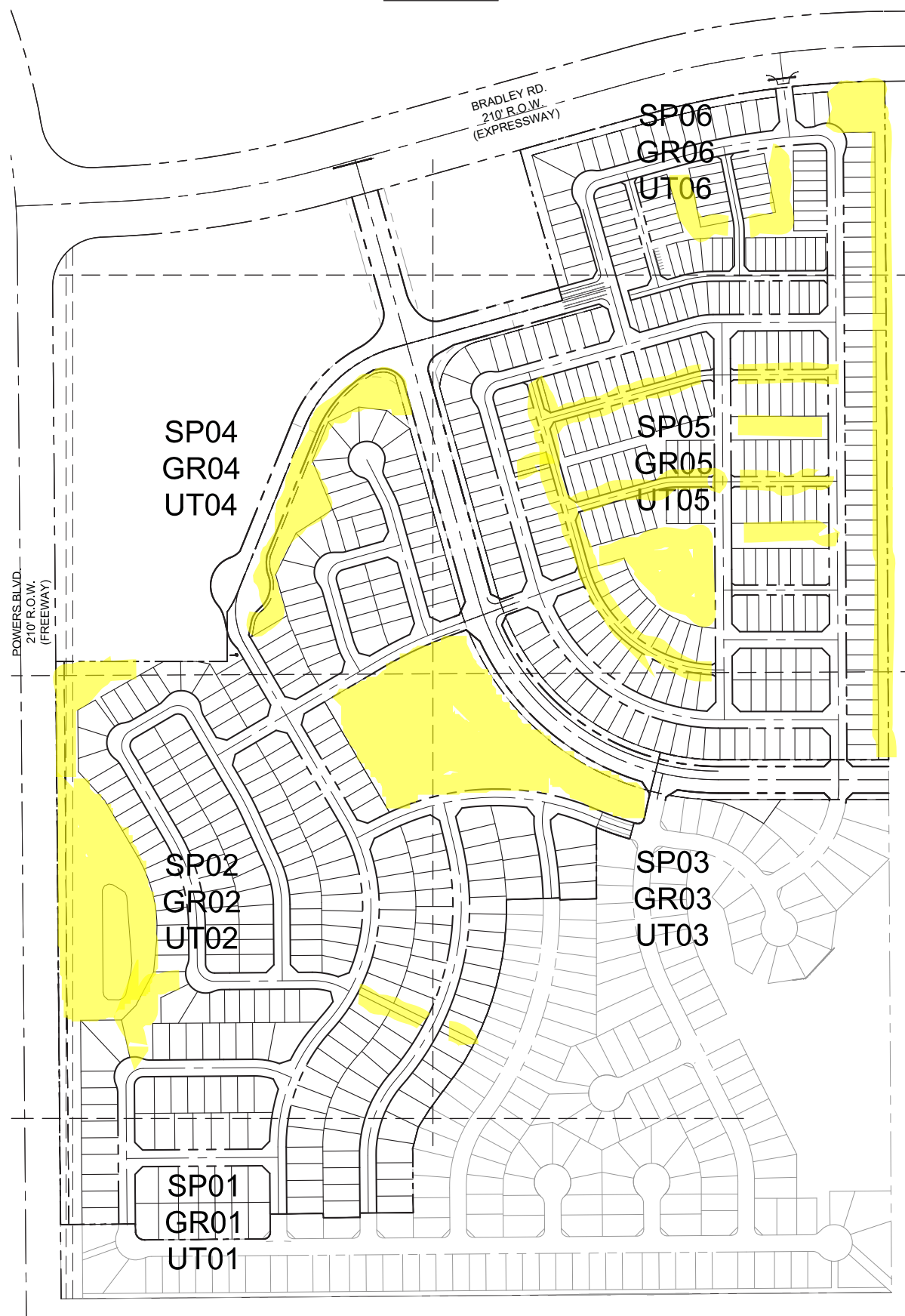
PUD TITLE SHEET

TS01

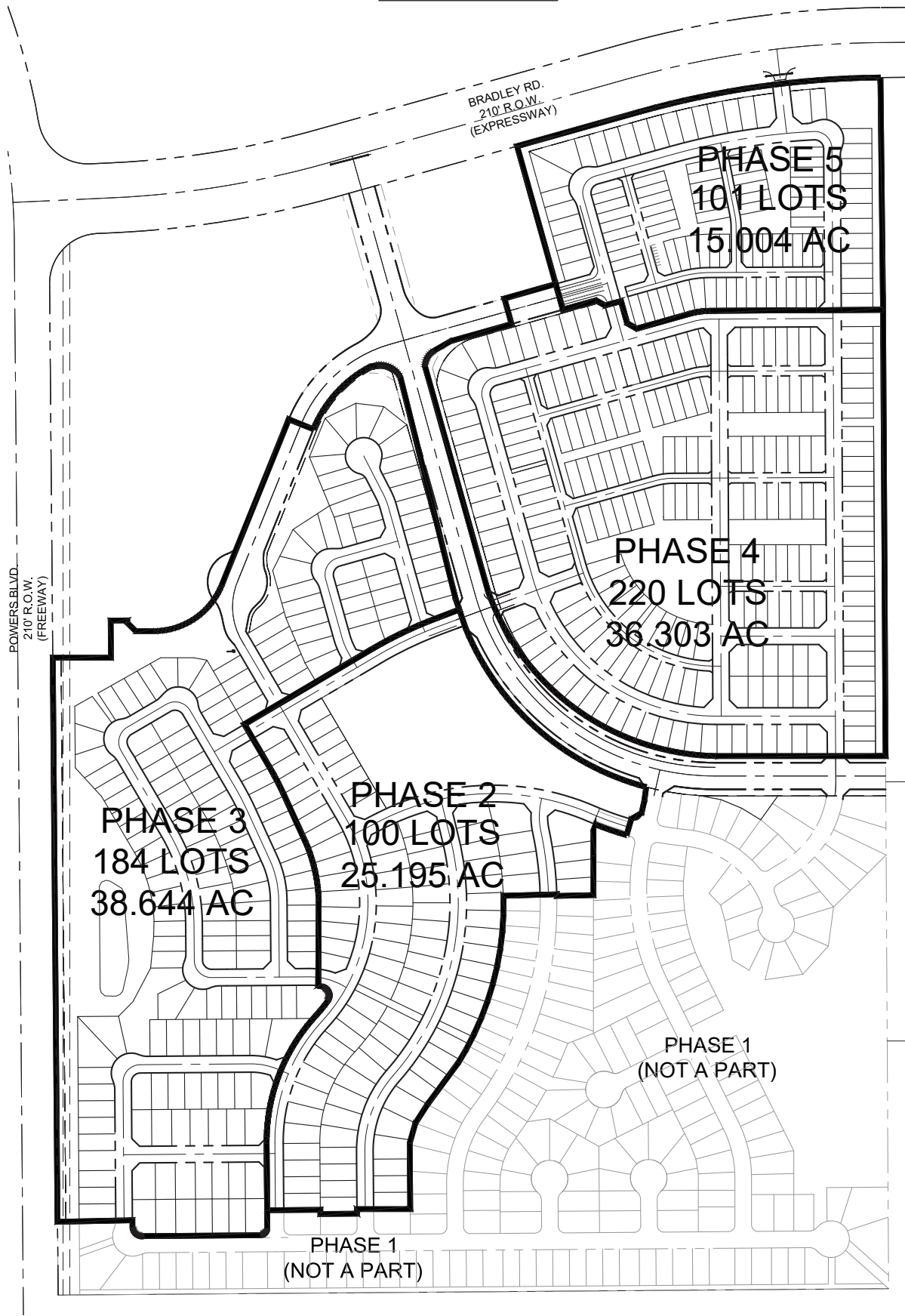
SHEET 1 OF 24

PCD FILE: PUDSP-191

KEY MAP



PHASING MAP



- PHASING PLAN AND SCHEDULE OF DEVELOPMENT:
1. THE TRAILS AT ASPEN RIDGE IS ILLUSTRATING FOUR PHASES BASED UPON COLLECTOR ROADWAYS AND PRODUCT TYPES.
 2. THE PHASING IS BASED UPON ANTICIPATED CONSTRUCTION, SEQUENCING OF ROADS AND UTILITIES; HOWEVER, TRAILS AT ASPEN RANCH MAY BE DEVELOPED INDEPENDENT OF THE PHASING AS OUTLINED PENDING MARKET DEMAND AND ACTUAL CONSTRUCTION SCHEDULES.
 3. THE FIRST PHASE OF CONSTRUCTION IS PROJECTED TO BEGIN IN FALL/ WINTER 2019.

TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

CONSULTANT:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
DESIGN GROUP
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

PROJECT:
TRAILS AT ASPEN RIDGE
PUD/ SP
EL PASO COUNTY
FEBRUARY 2019

OWNER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

DEVELOPER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

ISSUE: FEBRUARY, 2019
REV1 COMMENT RESPONSE: JUNE, 2019

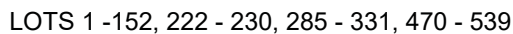
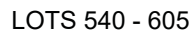
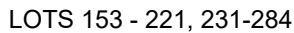
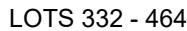
DRAWING INFORMATION:
PROJECT NO: 19.886.008
DRAWN BY: BS
CHECKED BY: JA
APPROVED BY: GS
SHEET TITLE:

PUD PHASE
AND KEY MAPS

P2

SHEET 2 OF 24

43



1. LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/EGRESS CONFIGURATION.
2. OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
3. 5' WOOD FENCING PERMITTED BETWEEN UNITS AT THE FRONT AND REAR OF THE HOUSE ONLY. FINAL LOCATION OF FENCING TO BE DETERMINED BY INDIVIDUAL HOUSE CONFIGURATION.
4. THERE SHALL BE NO FENCING PERMITTED AROUND THE FRONT YARD PRIVATE OPEN SPACE.
5. 10' MINIMUM SEPARATION BETWEEN UNITS.
6. 5' PUBLIC UTILITY EASEMENT TO BE PROVIDED ALONG THE FRONTS OF ALL LOTS.
7. ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION IF OTHERWISE APPROVED BY EL PASO COUNTY.
8. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

PRINCIPAL USES:

1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, TWO FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT.

TEMPORARY USES:

1. MODEL HOME/ SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES

ACCESSORY USES:

1. RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. ANIMAL KEEPING OF UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT PERMITTED.
5. PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
6. MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

SPECIAL USES:
1. CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOs, PATIOS, HOT TUBS/ SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACKYARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
8. NO ACCESSORY STRUCTURES ARE PERMITTED ON LOTS 332 - 464, 540 - 605.

1. MINIMUM LOT AREA:
 - A. DWELLING, SINGLE FAMILY: 5,000 SF
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40')
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30').
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
6. SETBACK REQUIREMENTS (SEE DETAILS SHEET 2):
 - A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF HOUSE
 - B. SIDE YARD: FIVE FEET (5')
 - C. REAR YARD: FIFTEEN FEET (15')
 - D. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
7. ACCESSORY STRUCTURE STANDARDS:
 - A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 - B. SETBACK REQUIREMENTS:
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')

1. MINIMUM LOT AREA:
 - A. DWELLING, SINGLE FAMILY: 3,825 SF
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
4. MINIMUM WIDTH OF FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
6. SETBACK REQUIREMENTS (SEE DETAILS SHEET 2):
 - A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF HOUSE
 - B. SIDE YARD: FIVE FEET (5')
 - C. REAR YARD: FIFTEEN FEET (15')
 - D. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
7. ACCESSORY STRUCTURE STANDARDS:
 - A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 - B. SETBACK REQUIREMENTS:
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')

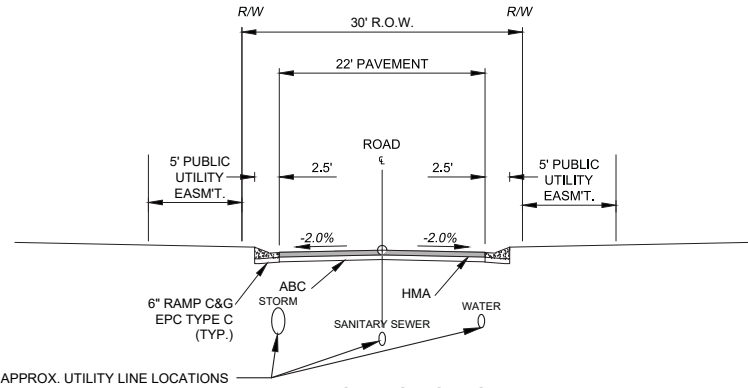
1. MINIMUM LOT AREA:
 - A. DWELLING, SINGLE FAMILY: 3,000 SF
 - B. MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM
 - C. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
2. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
3. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. SETBACK REQUIREMENTS (SEE DETAILS):
 - FRONT: 10' BUILDING
 - SIDE: 2' OR 8' PER DETAIL (10' MIN. BETWEEN BUILDINGS)
 - REAR: 20' SETBACK TO FACE OF GARAGE
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')

1. MINIMUM LOT AREA:
 - A. DWELLING, TWO FAMILY SINGLE FAMILY: 2,500 SF
2. MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED
6. SETBACK REQUIREMENTS (SEE DETAILS SHEET 2):
 - FRONT: 10' BUILDING
 - SIDE: 5' (10' MIN. BETWEEN BUILDINGS)
 - a. ALONG SHARED WALL/COMMON PROPERTY LINE
 - REAR: 20' SETBACK TO FACE OF GARAGE
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')

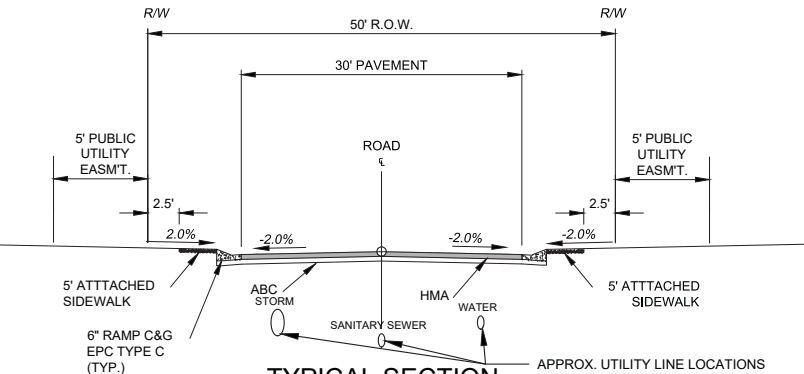
1. THERE ARE NO ACCESSORY STRUCTURE USES PERMITTED WITHIN THE LOTS 540 - 605.

SHEET 3 OF 24

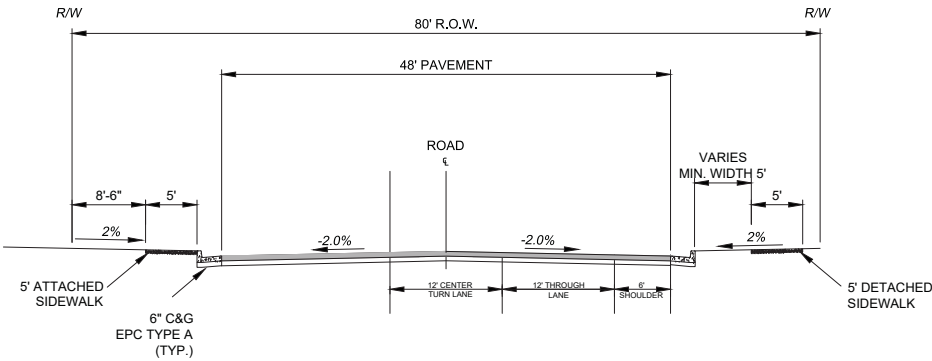
TYPICAL STREET CROSS-SECTIONS



TYPICAL SECTION
(PRIVATE ROADWAY)
SCALE : N.T.S.



TYPICAL SECTION
(URBAN LOCAL ROADWAY)
SCALE : N.T.S.



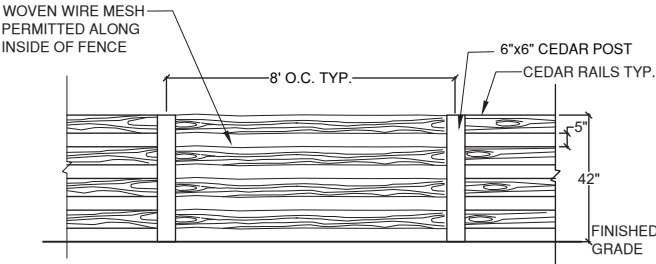
TYPICAL SECTION
(URBAN NON-RESIDENTIAL COLLECTOR)
SCALE : N.T.S.

PUBLIC STREETS

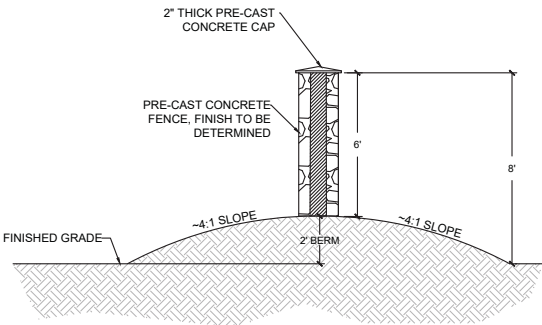
1. ALL PUBLIC STREETS AS ILLUSTRATED ON THE DRAWINGS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
2. STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL PUBLIC STREETS AS ILLUSTRATED ON THIS PLAN.
3. PER THE TRAFFIC IMPACT ANALYSIS A NOISE WALL IS REQUIRED ALONG POWERS BLVD.
4. URBAN LOCAL RESIDENTIAL KNUCKLE DESIGN TO BE PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL KNUCKLE DETAIL FIGURE SD 2-77.

PRIVATE STREETS

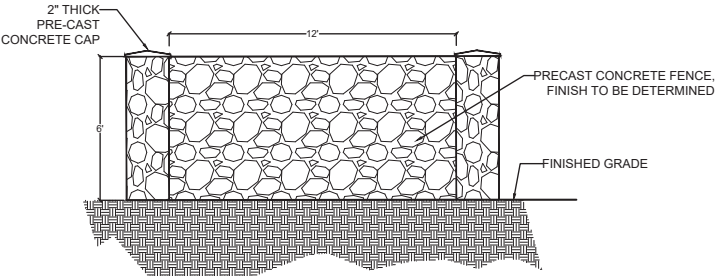
1. ALL PRIVATE STREETS AS ILLUSTRATED ON THE DRAWINGS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT.
2. ALL PRIVATE STREETS SHALL BE NAMED TO EL PASO COUNTY STANDARDS.
3. ALL PRIVATE STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS.
4. ALL HOMES SHALL BE ADDRESSED OFF THE NAMED STREET AT THE REAR OF THE HOME. ADDRESSES FOR ALL LOTS SHALL BE PLACED ON BOTH THE FRONT AND REAR OF THE BUILDING OR AS DIRECTED BY THE REGIONAL BUILDING DEPARTMENT.
5. THERE SHALL BE NO DIRECT LOT ACCESS FROM COLLECTOR STREETS AND ABOVE.
6. THERE SHALL BE NO ON-STREET PARKING PERMITTED ALONG THE PRIVATE ROADWAYS.



1 SPLIT RAIL FENCE DETAIL
N.T.S.

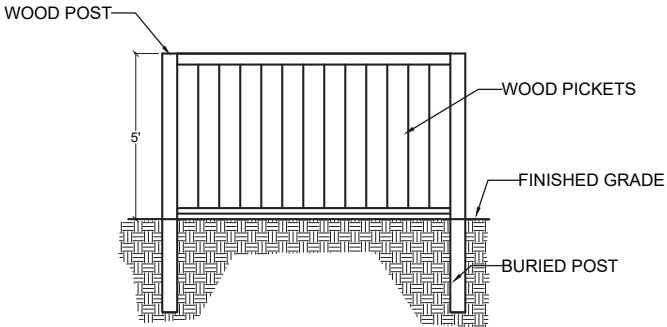


3 6' CONCRETE NOISE WALL ALONG POWERS BLVD
N.T.S.



- NOTE:
1. COLUMNS, WALL, STEEL FENCING PER MANUFACTURES SPECIFICATIONS.
 2. SUBMIT CUT SHEETS AND SAMPLE PRIOR TO INSTALLATION.
 3. FINAL COLOR, TEXTURE AND FINISH TO BE DETERMINED

2 6' CONCRETE FENCE DETAIL
N.T.S.



- NOTES:
1. FENCE MATERIAL, COLOR, ETC. TO BE DETERMINED.
 2. FENCE TYPE TO BE USED ON ALL INDIVIDUAL LOTS EXCEPT WHERE NOTED.
 3. FENCING INSTALLED ON INDIVIDUAL LOTS SHALL OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.

4 5' WOOD FENCE DETAIL
N.T.S.

TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

CONSULTANT:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER.



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

PROJECT:
TRAILS AT ASPEN RIDGE
PUD/ SP

EL PASO COUNTY
FEBRUARY 2019

OWNER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

DEVELOPER:
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(719) 382-9433

ISSUE: FEBRUARY, 2019
REV1 COMMENT RESPONSE: JUNE , 2019

DRAWING INFORMATION:
PROJECT NO: 19.886.008
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APPROVED BY: GS
SHEET TITLE:

PUD
DETAILS

P4

SHEET 4 OF 24

TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND
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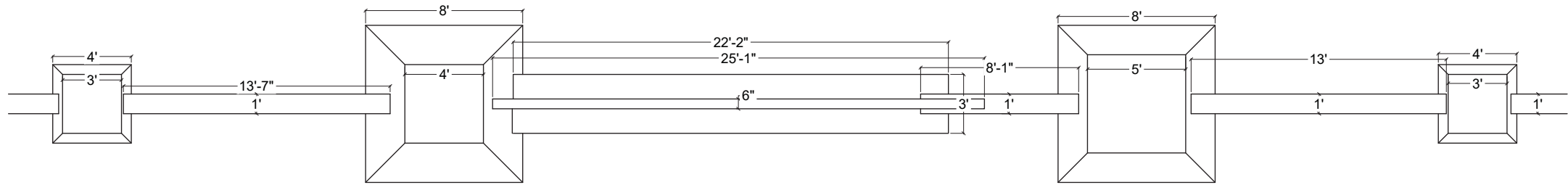
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SHEET TITLE:

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DETAILS

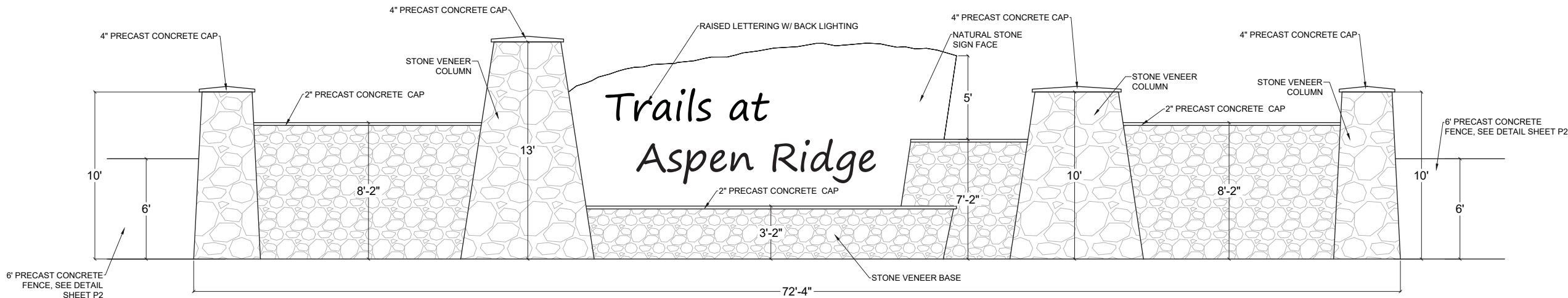
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SHEET 5 OF 24



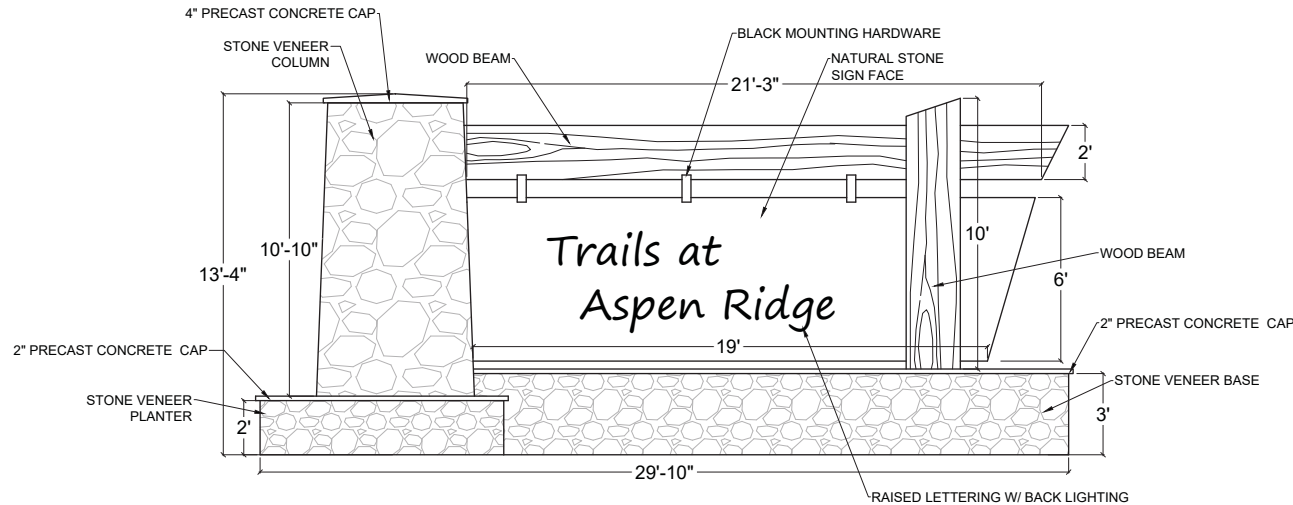
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NTS



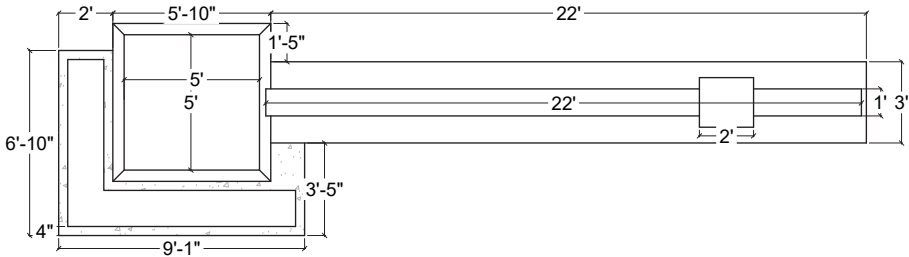
MAIN ENTRANCE SIGN (FRONT VIEW)

NTS



SECONDARY SIGN (FRONT VIEW)

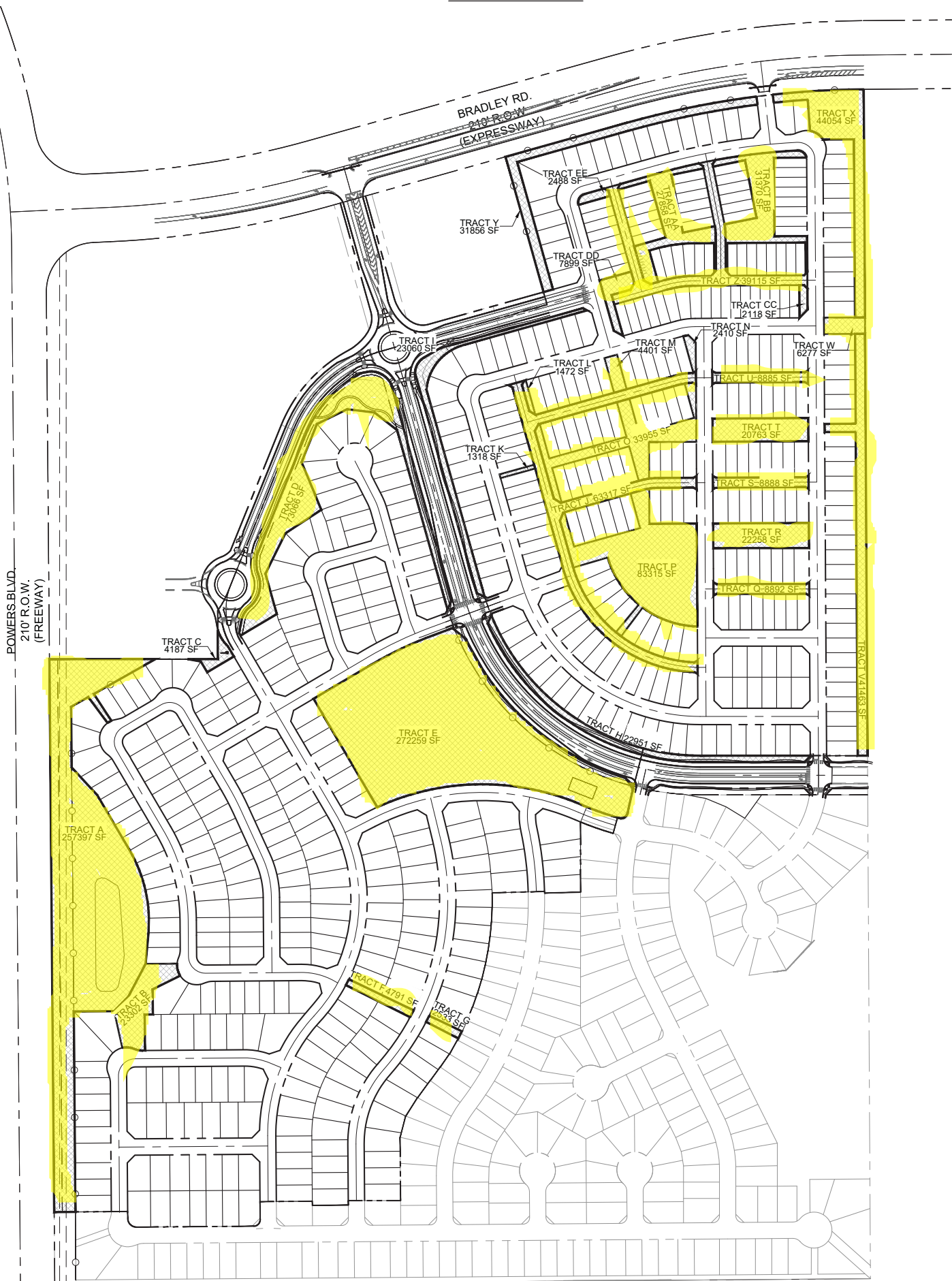
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SECONDARY SIGN (PLAN VIEW)

NTS

TRACT MAP



TRACT TABLE

TRACT	AREA (SQUARE FEET)	LANDSCAPE/PARK OPEN SPACE/TRAIL	SIGNAGE/PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PRIVATE DRIVE/ ACCESS ROAD	PUBLIC UTILITIES	WATER PUMP HOUSE FACILITY	OWNED/MAINTAINED BY
A	257,397	X	X	X		X		WATERVIEW II METRO DISTRICT
B	23,302	X	X	X			X	WIDEFIELD WATER & SANITATION DISTRICT
C	4,187	X	X	X		X		WATERVIEW II METRO DISTRICT
D	73,066	X	X	X		X		WATERVIEW II METRO DISTRICT
E	272,259	X	X	X		X		WATERVIEW II METRO DISTRICT
F	4,791	X	X	X		X		WATERVIEW II METRO DISTRICT
G	2,533	X	X	X		X		WATERVIEW II METRO DISTRICT
H	22,951	X	X	X		X		WATERVIEW II METRO DISTRICT
I	23,060	X	X	X		X		WATERVIEW II METRO DISTRICT
J	63,317	X	X	X	X	X		WATERVIEW II METRO DISTRICT
K	1,318	X	X	X		X		WATERVIEW II METRO DISTRICT
L	1,472	X	X	X		X		WATERVIEW II METRO DISTRICT
M	4,401	X	X	X		X		WATERVIEW II METRO DISTRICT
N	2,410	X	X	X		X		WATERVIEW II METRO DISTRICT
O	33,955	X	X	X		X		WATERVIEW II METRO DISTRICT
P	83,315	X	X	X		X		WATERVIEW II METRO DISTRICT
Q	8,892	X	X	X	X	X		WATERVIEW II METRO DISTRICT
R	22,258	X	X	X		X		WATERVIEW II METRO DISTRICT
S	8,888	X	X	X	X	X		WATERVIEW II METRO DISTRICT
T	20,763	X	X	X		X		WATERVIEW II METRO DISTRICT
U	8,885	X	X	X	X	X		WATERVIEW II METRO DISTRICT
V	41,463	X	X	X		X		WATERVIEW II METRO DISTRICT
W	6,277	X	X	X		X		WATERVIEW II METRO DISTRICT
X	44,054	X	X	X		X		WATERVIEW II METRO DISTRICT
Y	31,856	X	X	X		X		WATERVIEW II METRO DISTRICT
Z	39,115	X	X	X	X	X		WATERVIEW II METRO DISTRICT
AA	27,858	X	X	X		X		WATERVIEW II METRO DISTRICT
BB	31,370	X	X	X		X		WATERVIEW II METRO DISTRICT
CC	2,118	X	X	X		X		WATERVIEW II METRO DISTRICT
DD	7,899	X	X	X		X		WATERVIEW II METRO DISTRICT
EE	2,488	X	X	X		X		WATERVIEW II METRO DISTRICT

TOTAL TRACT AREA: 1,177,920 SF (27.0413 AC)

- TRACT NOTES:
- X= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS
 - TRACT 'W' RESERVED FOR FUTURE RIGHT-OF-WAY USE FOR POSSIBLE CONNECTION TO THE EAST. TRACT 'W' SHALL BE DEDICATED TO EL PASO COUNTY AT NO COST TO THE DEVELOPER AT THAT TIME THE CONNECTION IS REQUIRED. IF NO CONNECTION TO THE EAST IS REQUIRED, THIS TRACT MAY BE CONVERTED TO A LOT FOR USE A SINGLE FAMILY RESIDENTIAL.

TRAILS AT ASPEN RIDGE

EL PASO COUNTY, COLORADO
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PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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PROJECT:
TRAILS AT ASPEN RIDGE
PUD/ SP

EL PASO COUNTY
FEBRUARY 2019

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ISSUE: FEBRUARY, 2019

REV1 COMMENT RESPONSE: JUNE , 2019

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SHEET TITLE:

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DETAILS

P6

SHEET 6 OF 24

TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

CONSULTANT:
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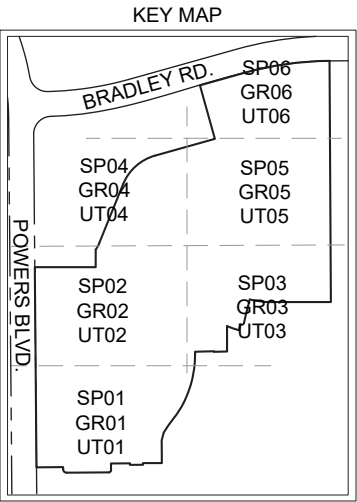
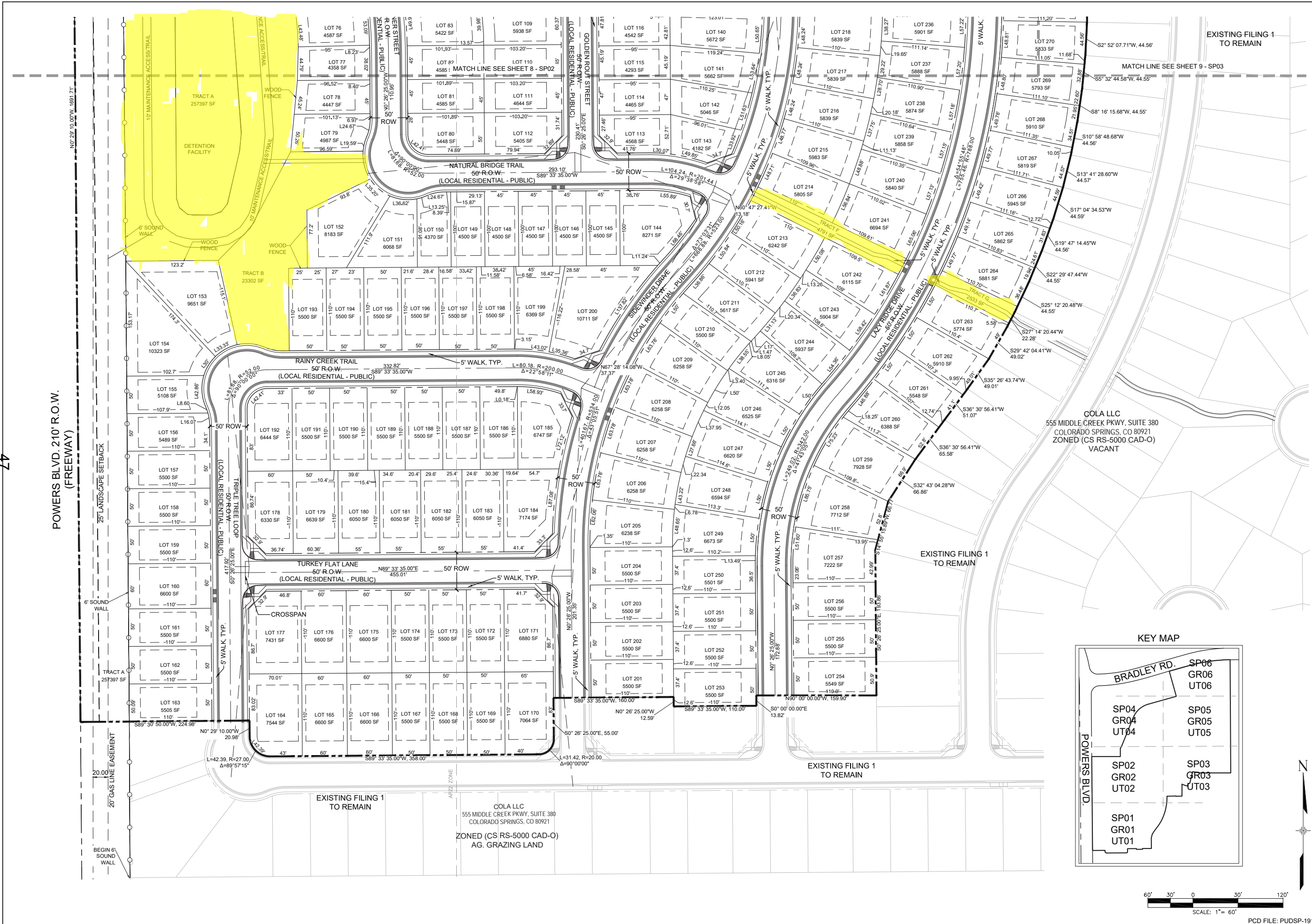
ISSUE: FEBRUARY, 2019
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PROJECT NO: 19.886.008
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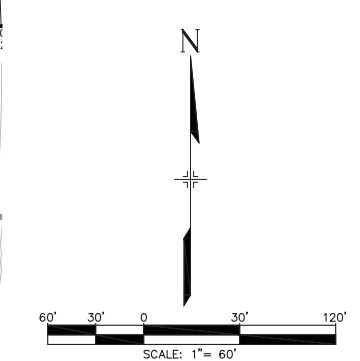
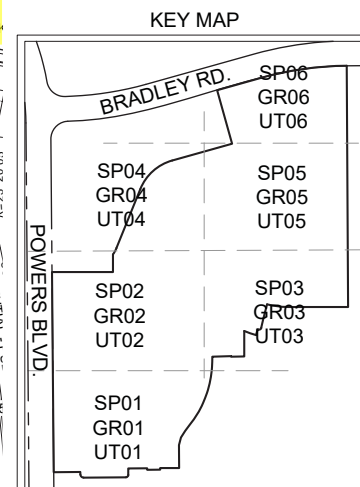
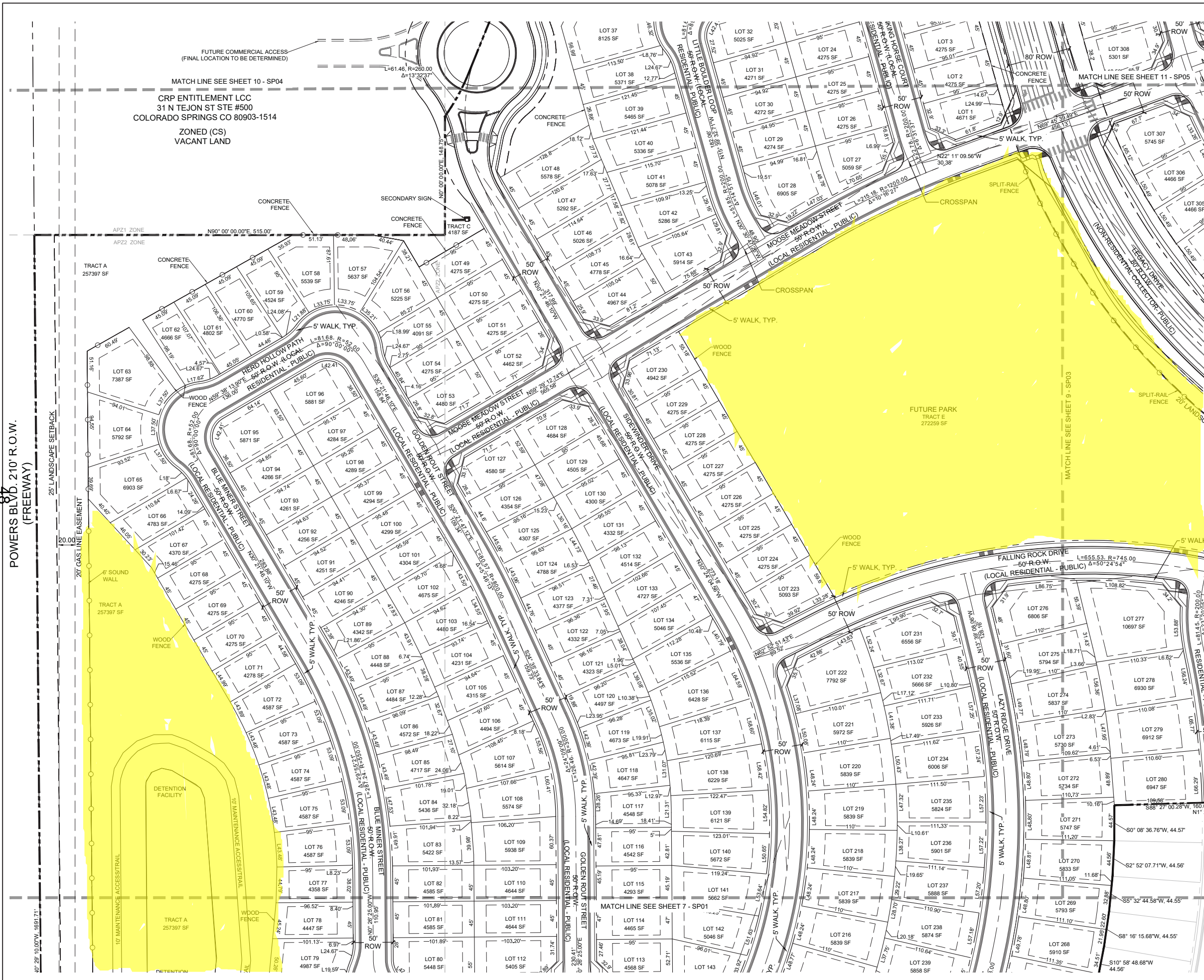
PUD SITE
PLAN

SP01

SHEET 7 OF 24



PCD FILE: PUDSP-191



TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

CONSULTANT:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
DESIGN GROUP
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PROJECT:
TRAILS AT ASPEN RIDGE
PUD/ SP

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SHEET TITLE:

PUD SITE
PLAN

SP02

SHEET 8 OF 24

TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

CONSULTANT:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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Phone 719-575-0100
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PROJECT:
TRAILS AT ASPEN RIDGE
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EL PASO COUNTY
FEBRUARY 2019

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PROJECT NO: 19.886.008

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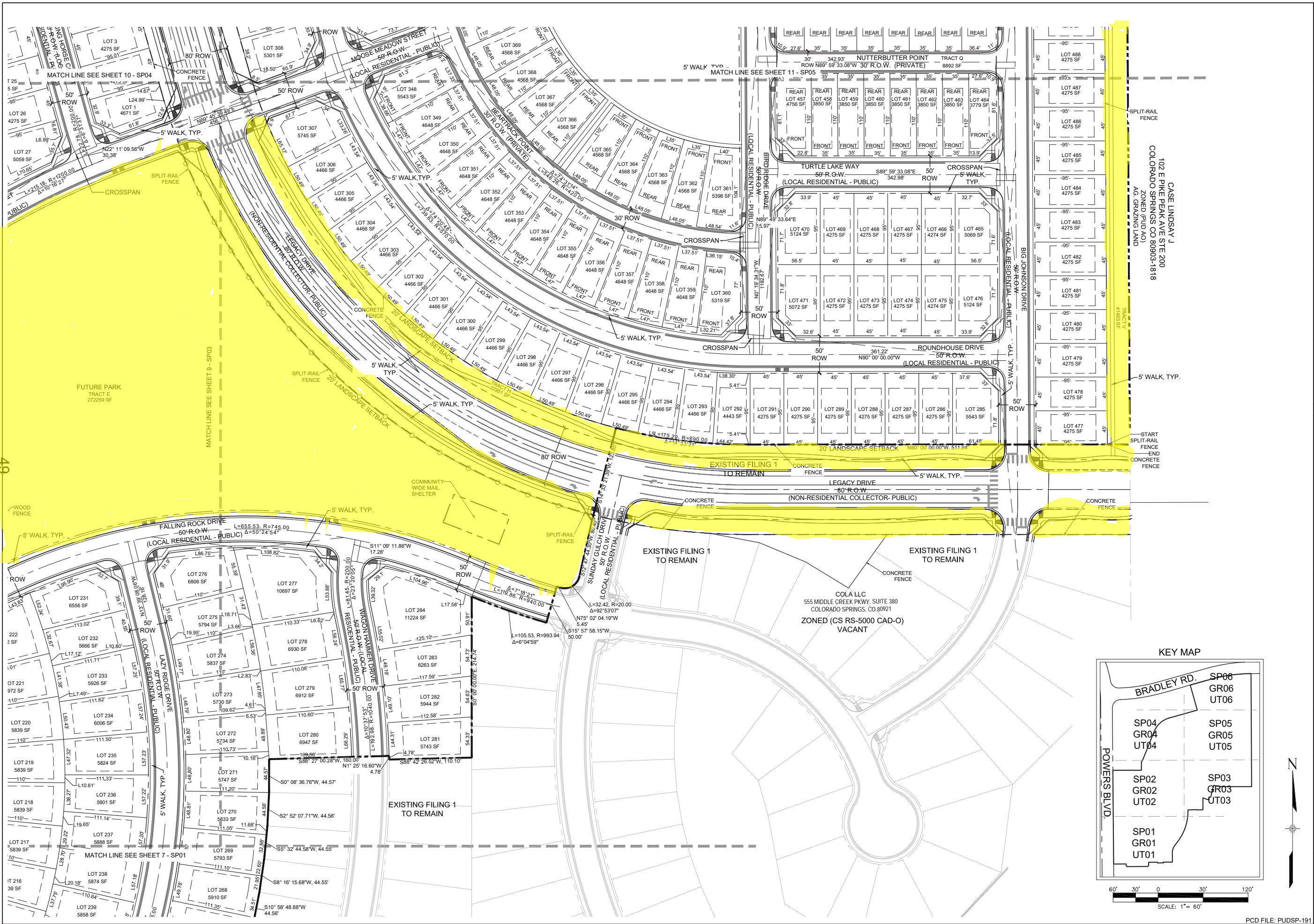
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SHEET TITLE:

PUD SITE
PLAN

SP03

SHEET 9 OF 24



TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

CONSULTANT:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 Research Parkway, Suite 300
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Fax 719-575-0208

PROJECT:
TRAILS AT ASPEN RIDGE
PUD/ SP

EL PASO COUNTY
FEBRUARY 2019

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(719) 382-9433

ISSUE: FEBRUARY, 2019
REV1 COMMENT RESPONSE: JUNE , 2019

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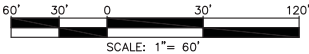
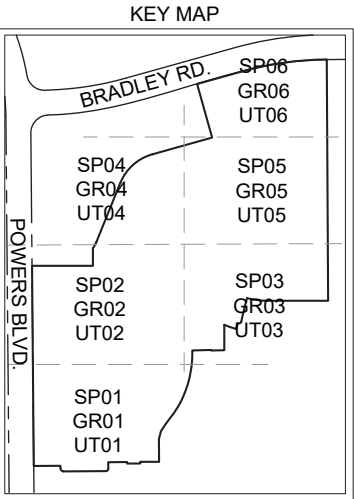
PUD SITE
PLAN

SP04

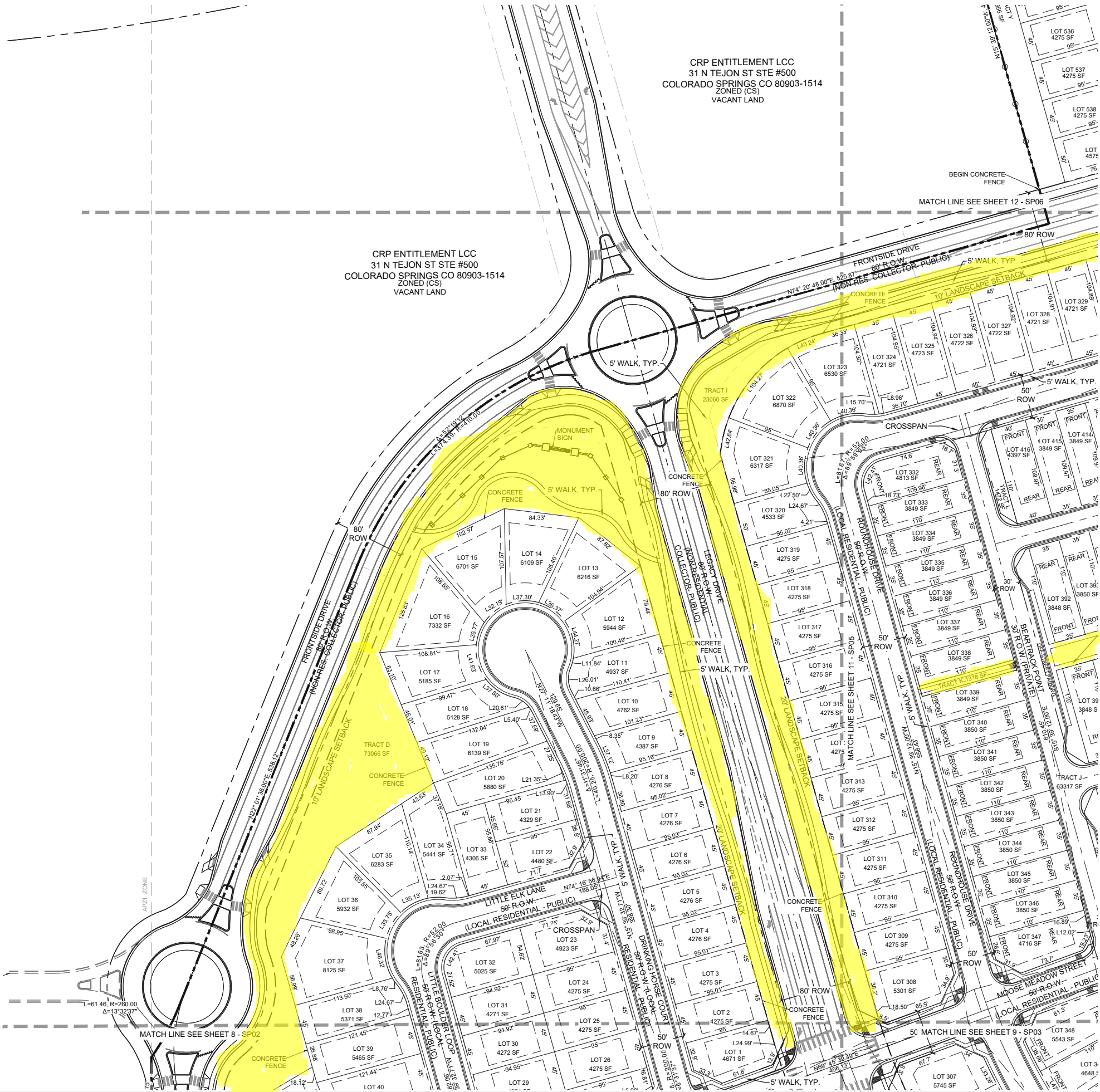
SHEET 10 OF 24

CRP ENTITLEMENT LCC
31 N TEJON ST STE #500
COLORADO SPRINGS CO 80903-1514
ZONED (CS)
VACANT LAND

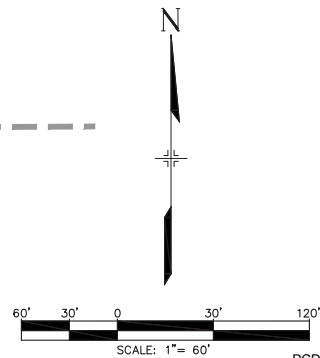
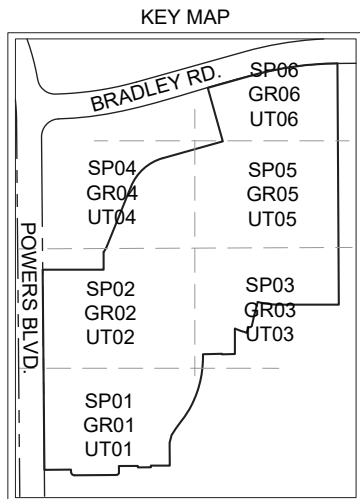
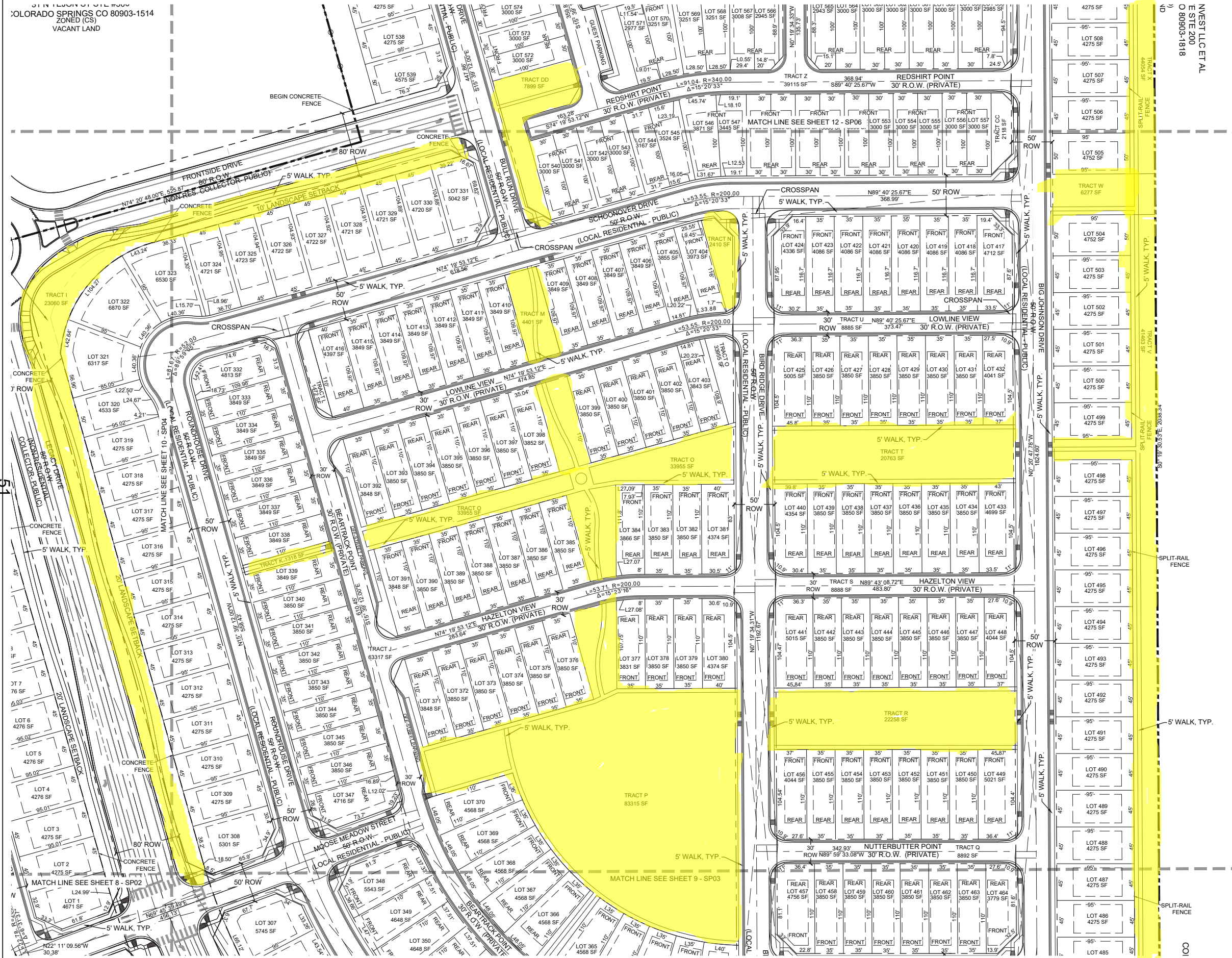
CRP ENTITLEMENT LCC
31 N TEJON ST STE #500
COLORADO SPRINGS CO 80903-1514
ZONED (CS)
VACANT LAND



PCD FILE: PUDSP-191



STATIONED TO THE
COLORADO SPRINGS CO 80903-1514
ZONED (CS)
VACANT LAND



TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND
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CONSULTANT:
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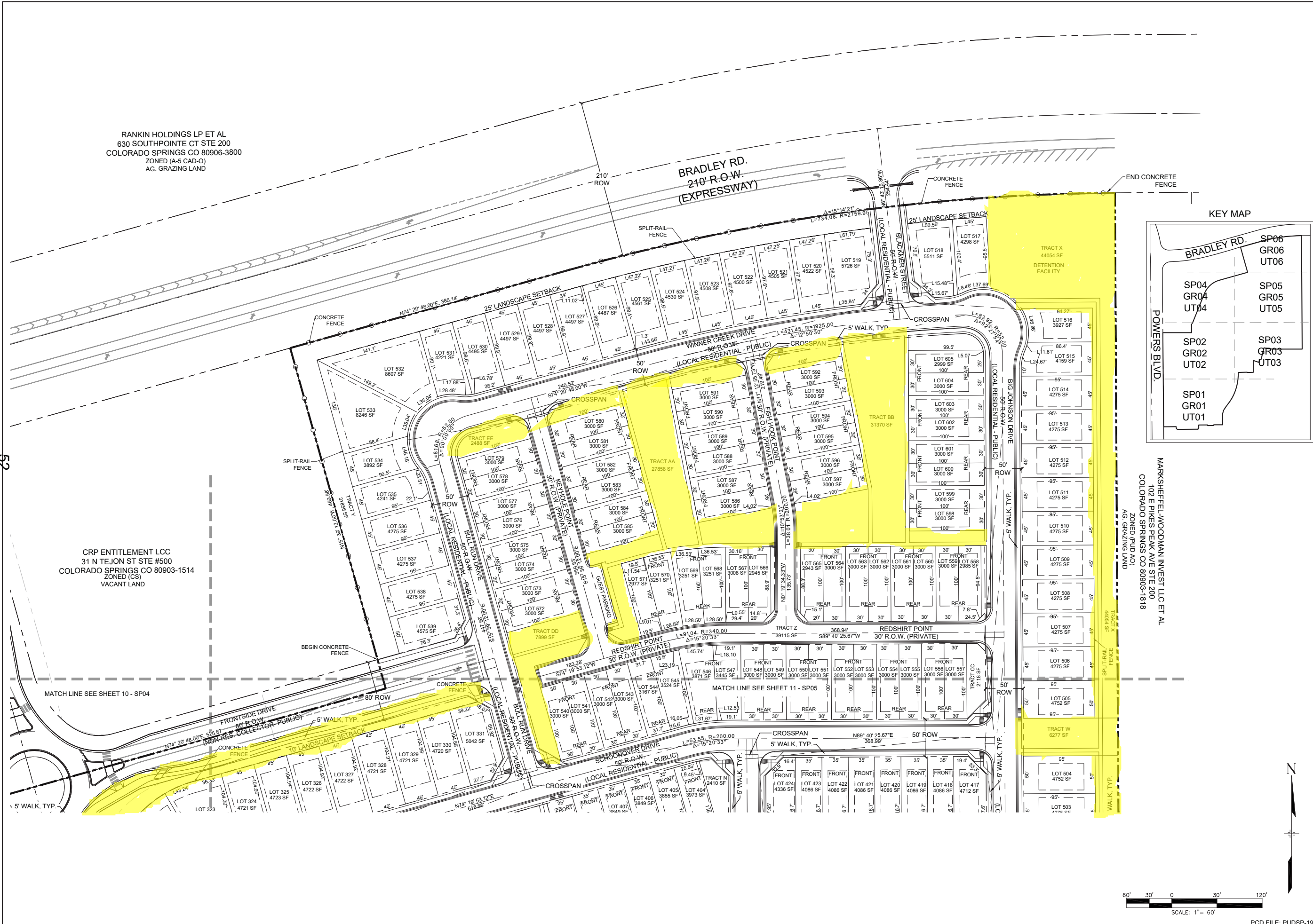
DRAWING INFORMATION:
PROJECT NO: 19.886.008
DRAWN BY: BS
CHECKED BY: JA
APPROVED BY: GS
SHEET TITLE:

PUD SITE
PLAN

SP05

SHEET 11 OF 24

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TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

CONSULTANT:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix
DESIGN GROUP

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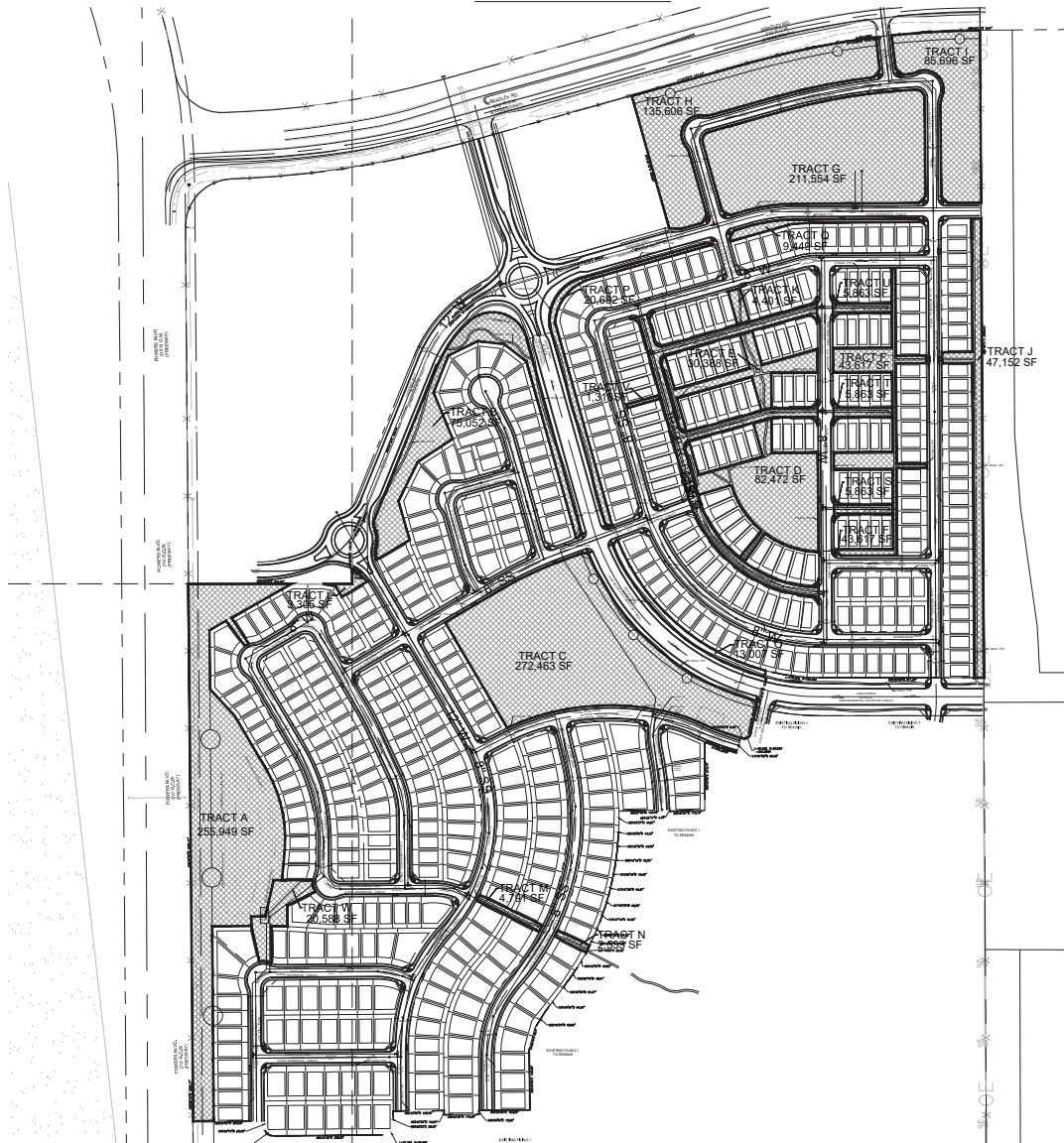
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APPROVED BY: GS
SHEET TITLE:

PUD SITE
PLAN

SP06

SHEET 12 OF 24

TRACT MAP



TRACT TABLE

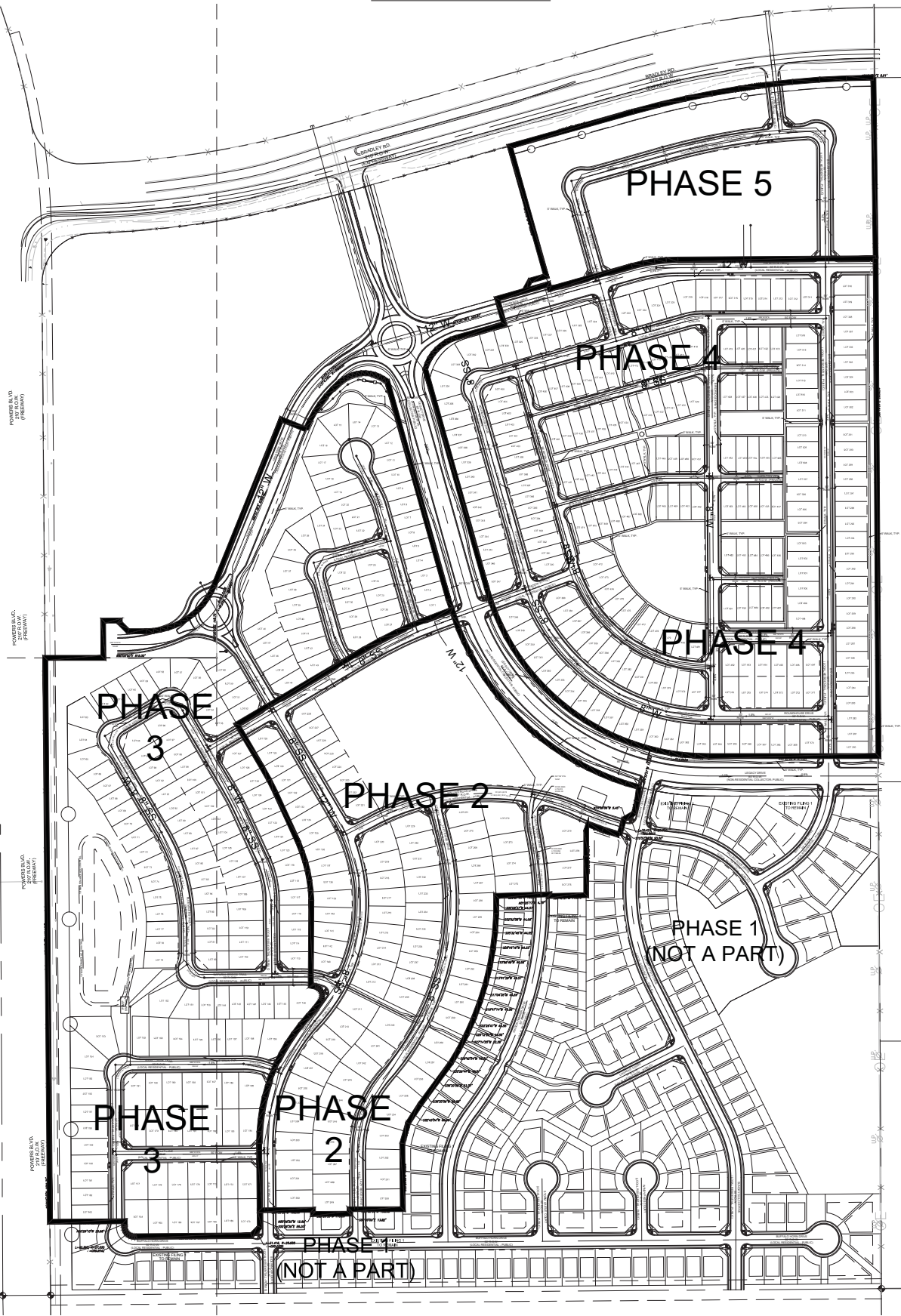
TRACT	SIZE	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PRIVATE DRIVE/ ACCESS ROAD	PUBLIC UTILITIES	FUTURE DEVELOPMENT	WATER PUMP HOUSE FACILITY	OWNED/ MAINTAINED BY
A	255,949 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
B	75,052 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
C	272,463 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
D	82,472 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
E	30,388 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
F	43,617 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
G	211,554 SF	X	X	X		X	X		WATERVIEW II METRO DISTRICT
H	135,606 SF	X	X	X		X	X		WATERVIEW II METRO DISTRICT
I	85,696 SF	X	X	X		X	X		WATERVIEW II METRO DISTRICT
J	47,152 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
K	4,401 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
L	3,305 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
M	4,791 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
N	2,533 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
O	13,007 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
P	20,692 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
Q	9,449 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
R	64,435 SF	X	X	X	X	X			WATERVIEW II METRO DISTRICT
S	5,863 SF	X	X	X	X	X			WATERVIEW II METRO DISTRICT
T	5,863 SF	X	X	X	X	X			WATERVIEW II METRO DISTRICT
U	5,863 SF	X	X	X	X	X			WATERVIEW II METRO DISTRICT
V	1,318 SF	X		X		X			WATERVIEW II METRO DISTRICT
W	20,588 SF	X	X	X	X	X		X	WIDEFIELD WATER & SANITATION DISTRICT

TOTAL TRACT AREA: 1,403,674 SF (32.22 AC)

*X= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS

TRACTS G, H, & I WILL REQUIRE A FUTURE PUD/ DEVELOPMENT PLAN FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

PHASING MAP



- PHASING PLAN AND SCHEDULE OF DEVELOPMENT:
1. THE TRAILS AT ASPEN RIDGE IS ILLUSTRATING FOUR PHASES BASED UPON COLLECTOR ROADWAYS AND PRODUCT TYPES.
 2. THE PHASING IS BASED UPON ANTICIPATED CONSTRUCTION, SEQUENCING OF ROADS AND UTILITIES; HOWEVER, TRAILS AT ASPEN RANCH MAY BE DEVELOPED INDEPENDENT OF THE PHASING AS OUTLINED PENDING MARKET DEMAND AND ACTUAL CONSTRUCTION SCHEDULES.
 3. THE FIRST PHASE OF CONSTRUCTION IS PROJECTED TO BEGIN IN FALL/ WINTER 2019.

TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

CONSULTANT:

PLANNER:



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Fax 719-575-0208

CIVIL ENGINEER:

Stantec
5725 Mark Dabbling Blvd, Suite 190
Colorado Springs, CO 80919
Phone 719-227-7388

PROJECT:

TRAILS AT ASPEN RIDGE
PUD/ SP

EL PASO COUNTY
FEBRUARY 2019

OWNER:

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PCD FILE:

ISSUE: FEBRUARY, 2019

DRAWING INFORMATION:

PROJECT NO: 19.886.008

DRAWN BY:

CHECKED BY:

APPROVED BY:

SHEET TITLE:

PUD
DETAILS

P3

SHEET 3 OF 7

PCD FILE:

GENERAL NOTES:

1.

PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2.

READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3.

LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
4.

REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5.

NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
6.

ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7.

QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
8.



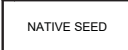

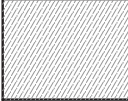
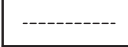
CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
9.

REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
10.

STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
11.

ALL COMMON LANDSCAPE AND STREETScape PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT.

LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/CALLOUT	
	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: To be PBSI "LOW GROW NATIVE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: To be PBSI "NATIVE PRAIRIE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	COBBLE A: 3/4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE A TO BE INSTALLED IN ALL PLANTING BEDS BEHIND SIDEWALK, AND IN ALL OTHER PLANTING BEDS NOT DESIGNATED AS COBBLE B ON PLAN.
	COBBLE B: 2-4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS, AND ALL PLANTING BEDS ON STREET SIDE OF SIDEWALK, AS SHOWN ON PLAN.
	STEEL EDGE: Steel edge to be DURAEDGE X Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.

PLANT LEGEND

	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	MATURE HEIGHT	SIZE	NOTES
DECIDUOUS TREES								
	AC	32	Amelanchier canadensis	MULTI-STEM SHADBLOW SERVICEBERRY	15-25'	40-50'	6' HT.	B&B; MULTI-STEM
	AF	39	Acer x. freemanii 'Autumn Blaze'	AUTUMN BLAZE MAPLE	15-40'	35-50'	2.5" CAL.	B&B
	AG	8	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	15-25'	15-26'	2.5" CAL.	B&B; SINGLE STEM
	AP	28	Acer platanoides 'Deborah'	DEBORAH NORWAY MAPLE	30-40'	15-25'	2" CAL.	B&B
	GD	35	Gymnocladus dioica	KENTUCKY COFFEE TREE	20-50'	40-50'	2.5" CAL.	B&B
	KO	19	Koeleruteria paniculata	GOLDENRAIN TREE	20-30'	20-30'	2.5" CAL.	B&B
	MR	57	Malus 'Red Jewel'	RED JEWEL CRABAPPLE	15-20'	15-20'	2.5" CAL.	B&B
	MS	49	Malus 'Spring Snow'	SPRING SNOW CRABAPPLE	15-20'	15-20'	2.5" CAL.	B&B
	QR	18	Quercus rubra	RED OAK	40-50'	40-50'	2.5" CAL.	B&B
	TA	29	Tilia americana 'Wandell'	LEGEND AMERICAN LINDEN	30-40'	40-50'	2.5" CAL.	B&B
	TT	46	Tilia tomentosa	STERLING SILVER LINDEN	30-40'	40-50'	2" CAL.	B&B
EVERGREEN TREES								
	BS	19	Picea pungens	COLORADO BLUE SPRUCE	20-30'	40-60'	6' HT.	B&B
	PE	4	Pinus edulis	PINY ON PINE	10-20'	20-30'	6' HT.	B&B
	PH	15	Pinus heldreichii	BOSNIAN PINE	10-12'	15-25'	6' HT.	B&B
	PN	44	Pinus nigra	AUSTRIAN PINE	30-40'	40-60'	6' HT.	B&B
	PS	70	Pinus sylvestris	SCOTCH PINE	20-30'	30-50'	6' HT.	B&B
SHRUBS								
	BT		Berberis thunbergii 'Crimson Pygmy'	CRIMSON PYGMY BARBERRY	1-2'	1-2'	5 GAL.	SPACING AS SHOWN
	CA		Cotoneaster adpressus 'Tom Thumb'	TOM THUMB COTONEASTER	3-4'	1-2'	5 GAL.	SPACING AS SHOWN
	CC		Caryopteris x clandonensis 'Blue Mist'	BLUE MIST SPIREA	2-3'	3-4'	5 GAL.	SPACING AS SHOWN
	JA		Juniperus sabina 'Arcadia'	ARCADIA JUNPER	4-6'	1-2'	5 GAL.	SPACING AS SHOWN
	PA		Perovskia atriplicifolia	RUSSIAN SAGE	3-4'	3-4'	5 GAL.	SPACING AS SHOWN
	PB		Prunus besseyi	WESTERN SAND CHERRY	4-6'	4-6'	5 GAL.	SPACING AS SHOWN
	RA		Rhus aromatica 'Gro-Low'	DWARF FRAGRANT SUMAC	4-6'	2-3'	5 GAL.	SPACING AS SHOWN
	RC		Rosa x. Meidiland Coral	MEIDILAND CORAL ROSE	2-3'	2-3'	5 GAL.	SPACING AS SHOWN
	RF		Rosa x. Meidiland Fire	MEIDILAND FIRE ROSE	4-5'	18-24"	5 GAL.	SPACING AS SHOWN
	RS		Rosa x. Mediland White	MEIDILAND WHITE ROSE	4-6'	1-2'	5 GAL.	SPACING AS SHOWN
	RR		Rosa x. Ruby Voodoo	RUBY VOODOO ROSE	5-6'	6-8'	5 GAL.	SPACING AS SHOWN
	SH		Syringa x hyacinthiflora 'Pocahontas'	HYBRID RED SINGLE LILAC	8-12'	8-12'	5 GAL.	SPACING AS SHOWN
ORNAMENTAL GRASSES								
	BG		Bouteloua gracilis 'Blonde Ambition'	BLONDE AMBITION GRASS	1-2'	2-3'	5 GAL.	SPACING AS SHOWN
	MA		Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	4-5'	4-5'	5 GAL.	SPACING AS SHOWN
	NT		Nassella tenuissima	MEXICAN FEATHER GRASS	1-2'	2-3'	5 GAL.	SPACING AS SHOWN

SHRUB / TREE PLANTING NOTES:

1.

ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
2.

ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
3.

OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
4.

AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
5.

PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
6.

PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
7.

POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
8.

IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
9.

PLANT GROUND COVER WITHIN ONE FOOT (1") OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
10.

USE TRIANGULAR SPACING IN ALL GROUNDcover AND PERENNIAL BEDS.
11.

ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
12.

LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
13.

ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
14.

THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
15.

ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
16.

AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
17.

AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

SOILS ANALYSIS RECOMMENDATIONS :

1.

APPLY 3 CY/ 1,000 SF ORGANIC MATTER COMPOST AMENDMENT. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.

SODDING & SEEDING:

1.

CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2.

ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
3.

AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED IN THE SOIL ANALYSIS.
4.

GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
5.

FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
6.

ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G. WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
7.

ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
8.

SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
9.

ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
10.

SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD
- 10.1.

SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
- 10.2.

SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
- 10.2.1.

FOR AREAS LARGER THAN 0.1 ACRE- HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
- 10.2.2.

BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
11.

MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
12.

NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
13.

FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
14.

SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
15.

APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDD DURING THE SAME SEASON.

LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	LEGACY DR. WEST	LEGACY DRIVE EAST	FRONTSIDE DR.	POWERS BLVD.	BRADLEY RD.
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO	NO
STREET CLASSIFICATION:	NON-ARTERIAL	NON-ARTERIAL	NON-ARTERIAL	FREEWAY	RURAL MINOR ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 20'	10' / 20'	10' / 10'	25' / 25'	20' / 25'
LINEAR FOOTAGE:	2183'	2048'	1716'	1692'	1069'
TREE/FEET REQUIRED:	1/ 30 LF	1/ 30 LF	1/ 30 LF	1/ 20 LF	1/ 25 LF
NUMBER OF TREES REQUIRED/PROVIDED:	73 / 73	68 / 68	57 / 96	85 / 85	43 / 43
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	LW	LE	FS	PW	BR
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/100%	75%/100%	75%/100%	75%/100%

TRAILS AT ASPEN RIDGE

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

CONSULTANT:

CIVIL ENGINEER/ PLANNER/ LANDSCAPE ARCHITECT:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

PROJECT:

TRAILS AT ASPEN RIDGE
PUD/ LS

EL PASO COUNTY
FEBRUARY 2019

OWNER:

COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

DEVELOPER:

COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

ISSUE: FEBRUARY, 2019

REV1 COMMENT RESPONSE: JUNE , 2019

DRAWING INFORMATION:

PROJECT NO: 19.886.008

DRAWN BY:

CHECKED BY:

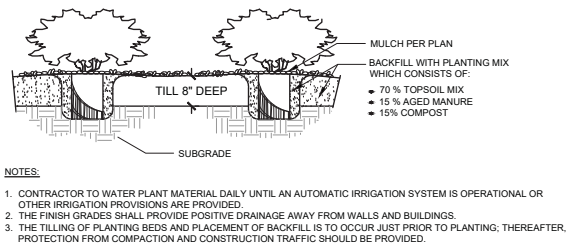
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SHEET TITLE:

LANDSCAPE
PLAN COVER
SHEET

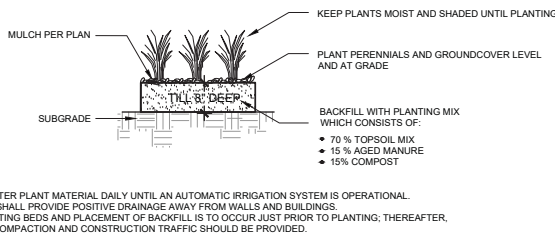
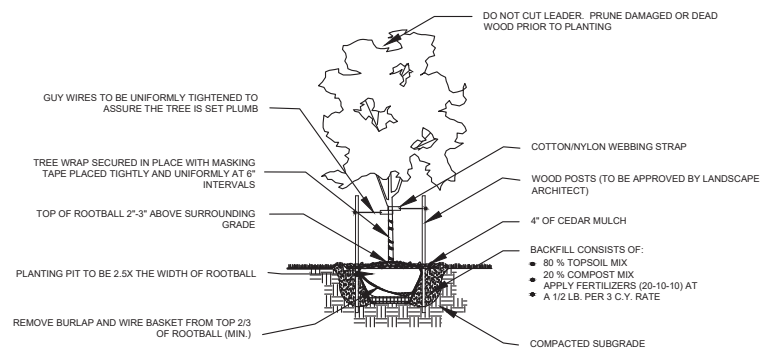
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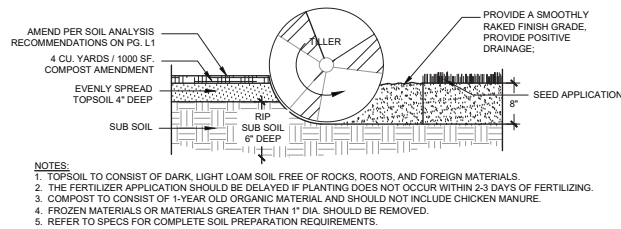


1	EVERGREEN TREE	
L2	PLANTING DETAIL	NTS

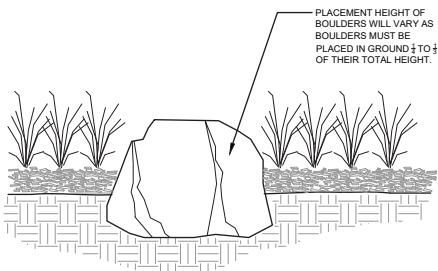
5	SHRUBS	
L2	PLANTING DETAIL	NTS



6	GRASSES AND PERENNIALS	
L2	PLANTING DETAIL	NTS

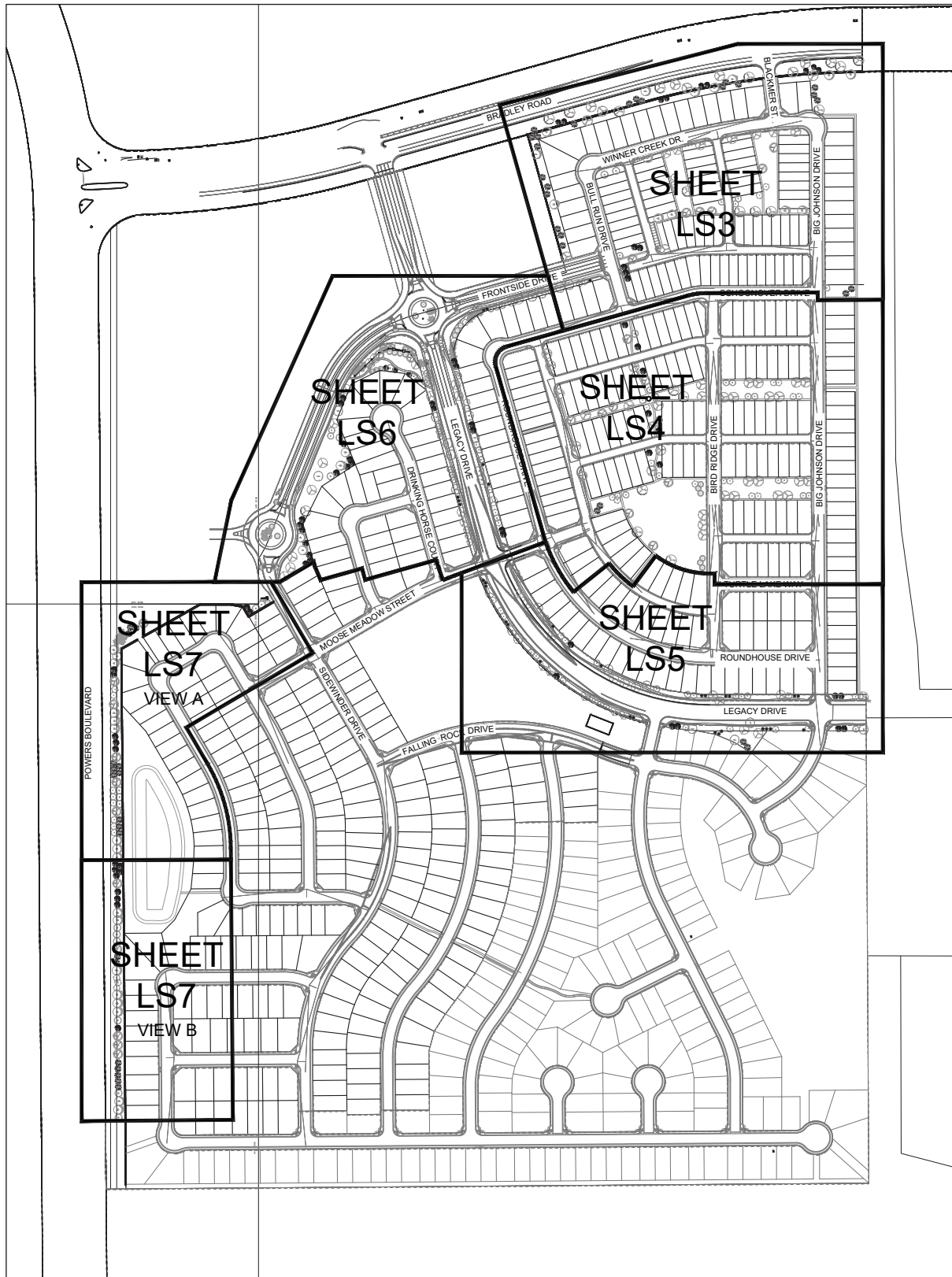


3	SOIL PREP- ALL AREAS	
L2	PLANTING DETAIL	NTS



4	BOULDERS	
L2	INSTALLATION DETAIL	NTS

SHEET INDEX:



TRAILS AT ASPEN RIDGE

EL PASO COUNTY, COLORADO
**PLANNED UNIT DEVELOPMENT
 LANDSCAPE PLAN**

CONSULTANT:

CIVIL ENGINEER/ PLANNER/ LANDSCAPE ARCHITECT:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

PROJECT:

TRAILS AT ASPEN RIDGE
PUD/ LS

EL PASO COUNTY

FEBRUARY 2019

OWNER:
COLA, LLC 555 MIDDLE CREEK PKWY, SUITE 380 COLORADO SPRINGS, CO 80921 (719) 382-9433

DEVELOPER:

COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

ISSUE: FEBRUARY, 2019

REV1 COMMENT RESPONSE: JUNE . 2019

DRAWING INFORMATION:

PROJECT NO:	19.886.008
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DRAWN BY:

CHECKED BY:

CHECKED BY: _____

APPROVED BY: _____

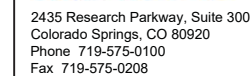
SHEET TITLE:

LANDSCAPE
PLAN DETAILS

LS2

SHEET 2 OF 7

CIVIL ENGINEER/ PLANNER/ LANDSCAPE ARCHITECT:



TRAILS AT ASPEN RIDGE
PUD/ LS

OWNER:	COLA, LLC 555 MIDDLE CREEK PKWY, SUITE 380 COLORADO SPRINGS, CO 80921 (719) 382-9433
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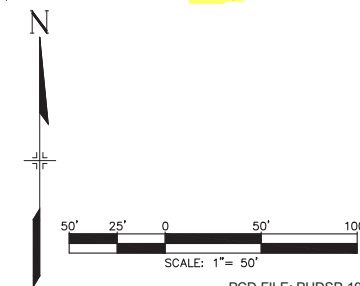
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

REV1 COMMENT RESPONSE: JUNE , 2019







SHEET TITLE

LS3

SHEET 3 OF 7



SYMBOL/ CALLOUT

	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: To be PBSI "LOW GROW NATIVE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: To be PBSI "NATIVE PRAIRIE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	COBBLE A: 3/4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE A TO BE INSTALLED IN ALL PLANTING BEDS BEHIND SIDEWALK, AND ALL OTHER PLANTING BEDS NOT DESIGNATED AS COBBLE B ON PLAN.
	COBBLE B: 2-4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS, AND ALL PLANTING BEDS ON STREET SIDE OF SIDEWALK, AS SHOWN ON PLAN.
	STEEL EDGE: Steel edge to be DURAEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.

EL PASO COUNTY, COLORADO
**PLANNED UNIT DEVELOPMENT
 LANDSCAPE PLAN**

CIVIL ENGINEER/ PLANNER/ LANDSCAPE ARCHITECT:



COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

REV1 COMMENT RESPONSE: JUNE , 2019

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LS5

SHEET 5 OF 7



LANDSCAPE MATERIAL SCHEDULE:
SYMBOL/ CALLOUT

SOD	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED: To be PBSI "LOW GROW NATIVE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED: To be PBSI "NATIVE PRAIRIE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	COBBLE A: 3/4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE A TO BE INSTALLED IN ALL PLANTING BEDS BEHIND SIDEWALK, AND IN ALL OTHER PLANTING BEDS NOT DESIGNATED AS COBBLE B ON PLAN.
	COBBLE B: 2-4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS, AND ALL PLANTING BEDS ON STREET SIDE OF SIDEWALK, AS SHOWN ON PLAN.
-----	STEEL EDGE: Steel edge to be DURAEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.

CRP ENTITLEMENT LCC
31 N TEJON ST STE #500
COLORADO SPRINGS CO 80903-1514
**ZONED (A-5 CAD-O)
AG. GRAZING LAND**

TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
**PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN**

CONSULTANT:
CIVIL ENGINEER/ PLANNER/ LANDSCAPE ARCHITECT:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

PROJECT:
**TRAILS AT ASPEN RIDGE
PUD/ LS**

EL PASO COUNTY
FEBRUARY 2019

OWNER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

DEVELOPER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

ISSUE: FEBRUARY, 2019

REV1 COMMENT RESPONSE: JUNE, 2019

DRAWING INFORMATION:

PROJECT NO: 19.886.008

DRAWN BY:

CHECKED BY:

APPROVED BY:

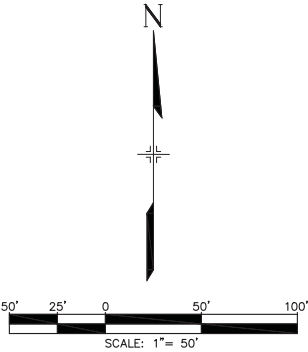
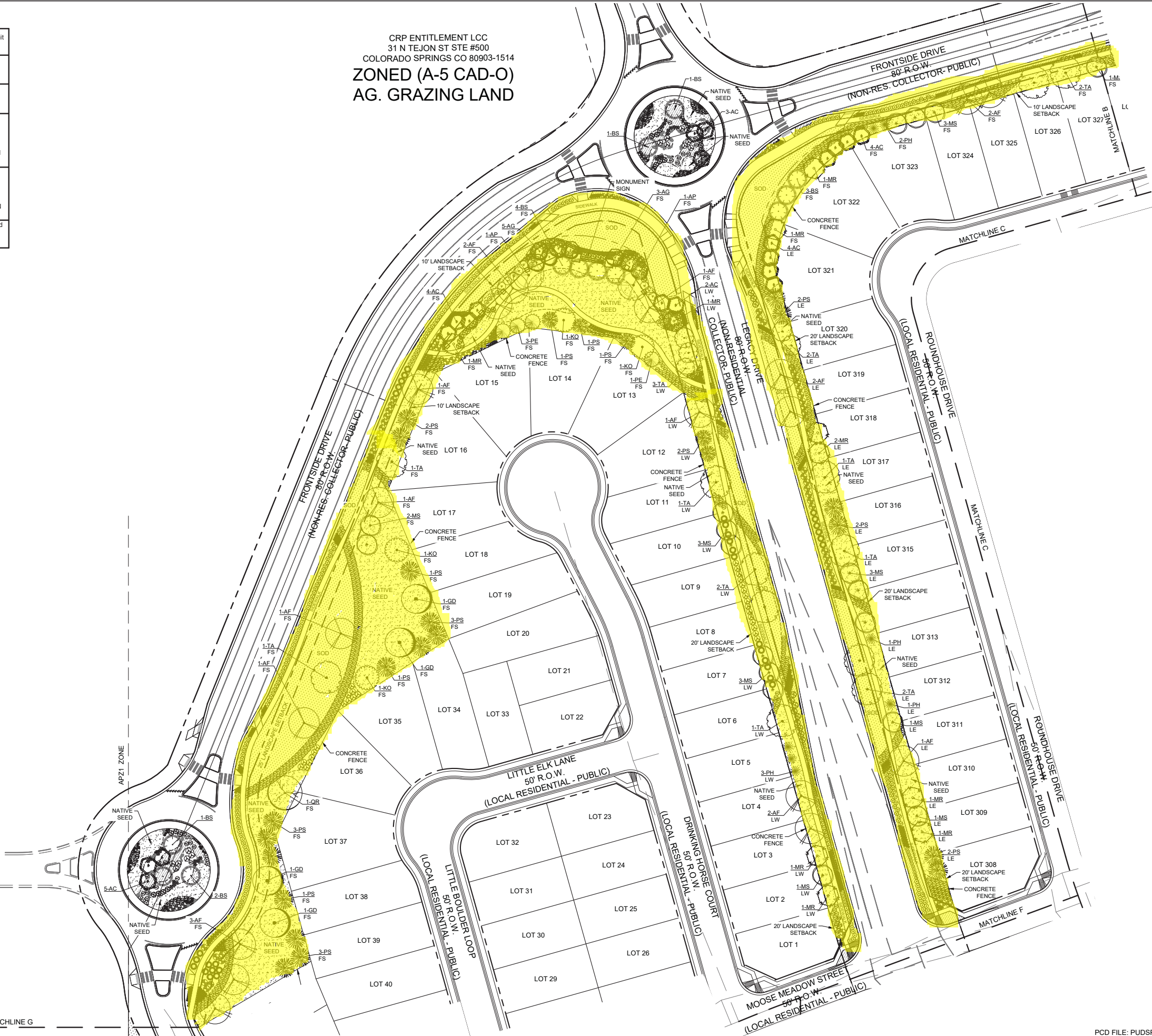
SHEET TITLE:

**LANDSCAPE
PLAN**

LS6

SHEET 6 OF 7

PCD FILE: PUDSP-191



MATCHLINE G

TRAILS AT ASPEN RIDGE

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

CONSULTANT:
CIVIL ENGINEER/ PLANNER/ LANDSCAPE ARCHITECT:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

PROJECT:
TRAILS AT ASPEN RIDGE
PUD/ LS

EL PASO COUNTY
FEBRUARY 2019

OWNER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

DEVELOPER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

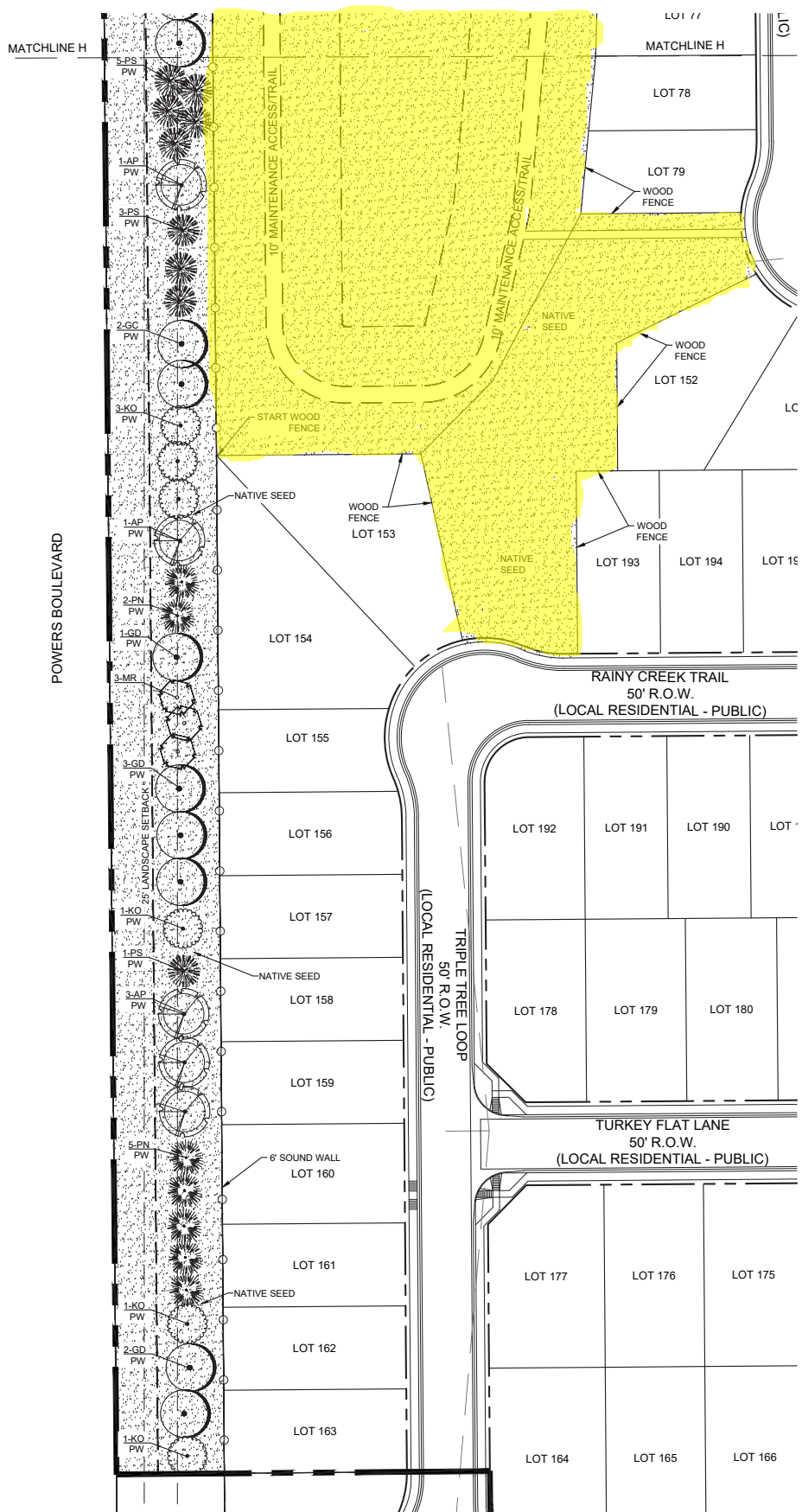
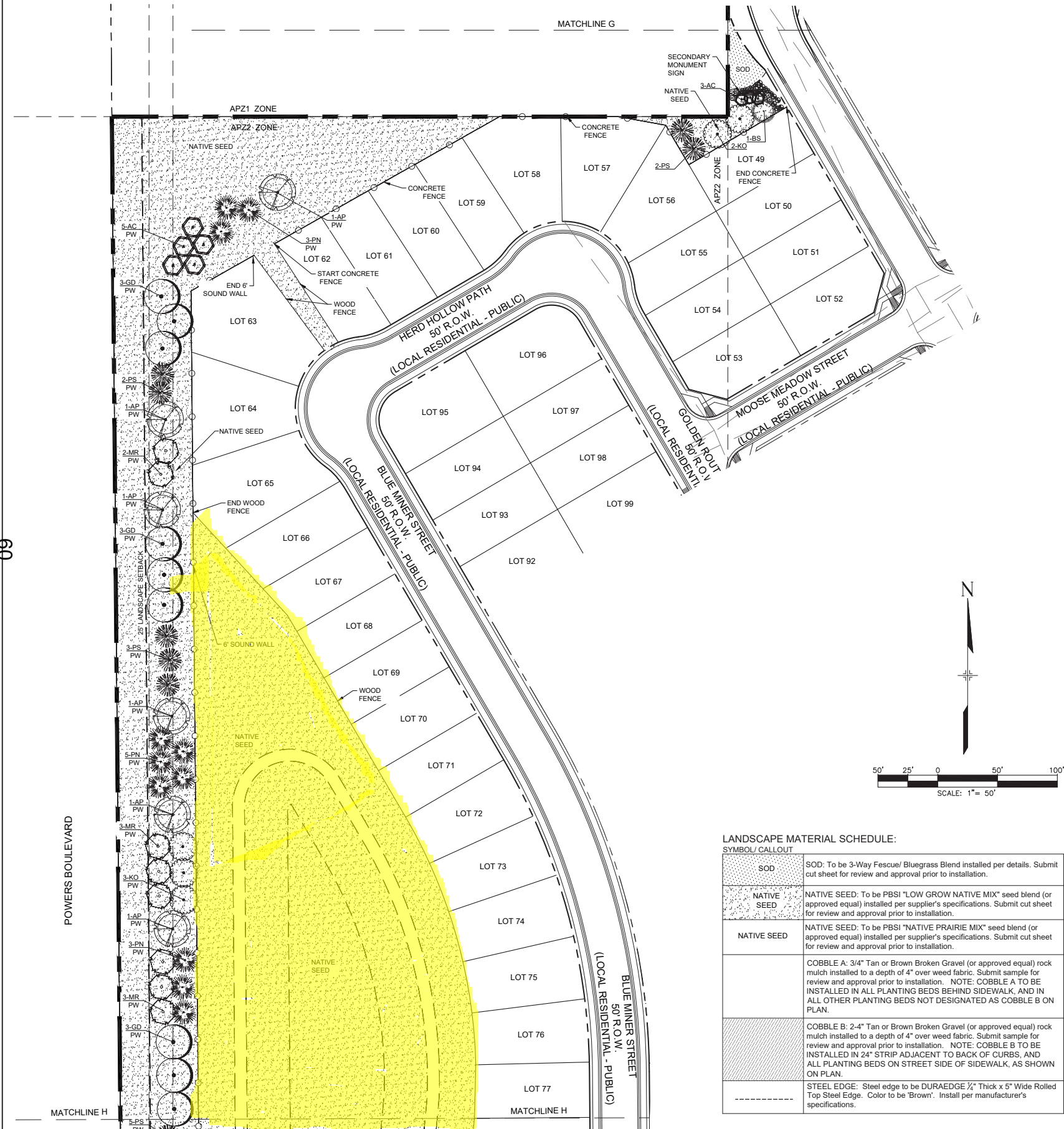
ISSUE: FEBRUARY, 2019
REV1 COMMENT RESPONSE: JUNE, 2019

DRAWING INFORMATION:
PROJECT NO: 19.886.008
DRAWN BY:
CHECKED BY:
APPROVED BY:
SHEET TITLE:

LANDSCAPE
PLAN

LS7

SHEET 7 OF 7



VIEW B

PCD FILE: PUDSP-191

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – Lorson Ranch East Filing No. 4

Agenda Date: August 14, 2019

Agenda Item Number: # 7 - A

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

Lorson Ranch is a 1,412-acre mixed-use development located east of Fountain, near Marksheffel Road and Fontaine Boulevard. Murray Fountain, LLC (Developer), is in the process of completing the requirements of a Final Plat subdivision application for Lorson Ranch East Filing No. 4. The Final Plat totals 58.47 acres and includes 246 single family residential lots on 38.47 acres, open space tracts totaling 6.94 acres (11.86%), and right-of-way dedication.

Murray Fountain, LLC, has indicated their intention to construct urban park amenities within Filing No. 4, and has requested the waiver of all urban park fees for the filing.

Please find attached the proposed Lorson Ranch East Filing No. 4 Park Lands Agreement that includes providing \$70,848 in urban park fee credits for the installation of urban park amenities within Tract G. Urban park amenities include installation of a playground, picnic tables, grill, trash cans, bike racks, and concrete paths.

County Parks is proposing to grant Murray Fountain, LLC, credit for the urban park fees provided the Developer installs urban park amenities of an equal or greater value to serve the residents within Lorson Ranch East Filing No. 4. The Developer estimates the overall cost of the park to be approximately \$150,206. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulations, resolutions, and standards. The park will be maintained by the Developer or the Lorson Ranch Metropolitan District.

Recommended Motion:

Move to endorse the approval of the Park Lands Agreement for Lorson Ranch East Filing No. 4 subject to final revisions by the County Attorney's Office and Board of County Commissioners.

PARK LANDS AGREEMENT
LORSON RANCH EAST FILING NO. 4

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2019, by and between MURRAY FOUNTAIN, LLC. ("Property Owner"), LORSON RANCH METROPOLITAN DISTRICT ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

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

B. Property Owner is in the process of completing the Final Plat application for a portion of the Property to be platted as Lorson Ranch East Filing No. 4 for development of 246 single-family residential lots, whose application is anticipated to go before the Planning Commission and the Board of County Commissioners in 2019.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for Lorson Ranch East Filing No. 4 to be \$70,848.

D. The County desires to grant the Property Owner \$70,848 in Urban Park Fee Credits, as the Property Owner or District will install urban park improvements of an equal or greater value to certain parcels identified as Tract B, Lorson Ranch East Filing No. 4, owned by District, which will provide urban recreation opportunities for residents living in Filing No. 4.

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

1. Park Development and Obligations. Property Owner will satisfy its urban park development requirements and obligations for Lorson Ranch East Filing No. 4 through the installation of urban park on Tract G of Lorson Ranch East Filing No. 4. The County further recognizes the Park located in Lorson Ranch East Filing No. 4 is owned by the District for the purpose of providing recreational opportunities. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for Lorson Ranch East Filing No. 4, the Property Owner, through cooperation with the District, will install certain urban park improvements within the designated tract.

- b. The value of the contribution of Property Owner towards the improvements is equal to or greater than \$70,848.
- c. The Property Owner, in coordination with District, will provide a site plan and a design and construction cost estimate for the urban park improvements to the County for review and approval prior to the recording of the Final Plat for Lorson Ranch East Filing 4.
- d. El Paso County Parks staff will conduct an inspection of the site(s) to finalize the conditions of this Parks Lands Agreement. The improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$70,848 will be immediately paid to the County by Property Owner. If the above mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within Property Owner until such the improvements have been completed or fees have been paid.
- e. The park will be governed by the Rules and Regulations of the District with the understanding that the park will remain open for public use in perpetuity. The use will be consistent with the zoning of the property identified in the approved Lorson Ranch East PUD Development Plan.

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

Fountain Murray, LLC.

By: _____
Chair

By:  _____

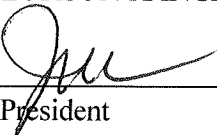
ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

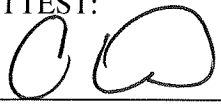
County Attorney's Office

LORSON RANCH METROPOLITAN DISTRICT



President

ATTEST:



Secretary



LORSON EAST FILING NO. 4

**PARK LANDS AGREEMENT
FOR
URBAN PARK AMENITIES**

***SUBMITTED TO
EL PASO COUNTY***

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

History of Lorson Ranch

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

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

In addition to the approximate 1,800 homes constructed, Lorson Ranch offers 169 acres of open space to include parks and trails. Total build out of Lorson Ranch will be approximately 4,500+ homes. Most of the residents are young with children. Within the past few years, Lorson Ranch has constructed two miles of regional and local walking trails, nearly two and one-half miles of bicycle trails and has added several miles of sidewalks that are utilized for walking and jogging. Two playgrounds were constructed in 2012 and 2014 in the northern part of the subdivision. A neighborhood park was constructed in the southern part of the subdivision in 2016. A park lands agreement for an additional park within Lorson Ranch East Filing No. 2 was approved in 2019. This project will provide one additional park within Lorson Ranch East Filing No. 4.

Project Need

The Lorson Ranch Master Plan identified multiple sites for potential future outdoor recreation facilities or amenities. Murray Fountain, LLC (Property Owner) intends to construct one park within Lorson Ranch East Filing 4.

Project Goals

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

Proposed playgrounds are age appropriate for the 2 to 12-year old's and are ADA accessible. They will feature picnic tables, park benches, bike racks, swing sets, and age specific playground equipment.

Population to be Served

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

Maintenance Responsibility Commitment

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

Lorson Ranch Park Timeline

Start Date: September 1, 2019 Install all concrete, seed, playground equipment and park fixtures

Completion Date: September 30, 2019

Attachments

- 1. Figure 1- Cost Estimate**
- 2. Figure 2- Proposed Site Plan**
- 3. Figure 3- Lorson Ranch Map**
- 4. Figure 4- Equipment**

Figure 1- Cost Estimate

**COST ESTIMATE
LORSON EAST FIL NO 4**

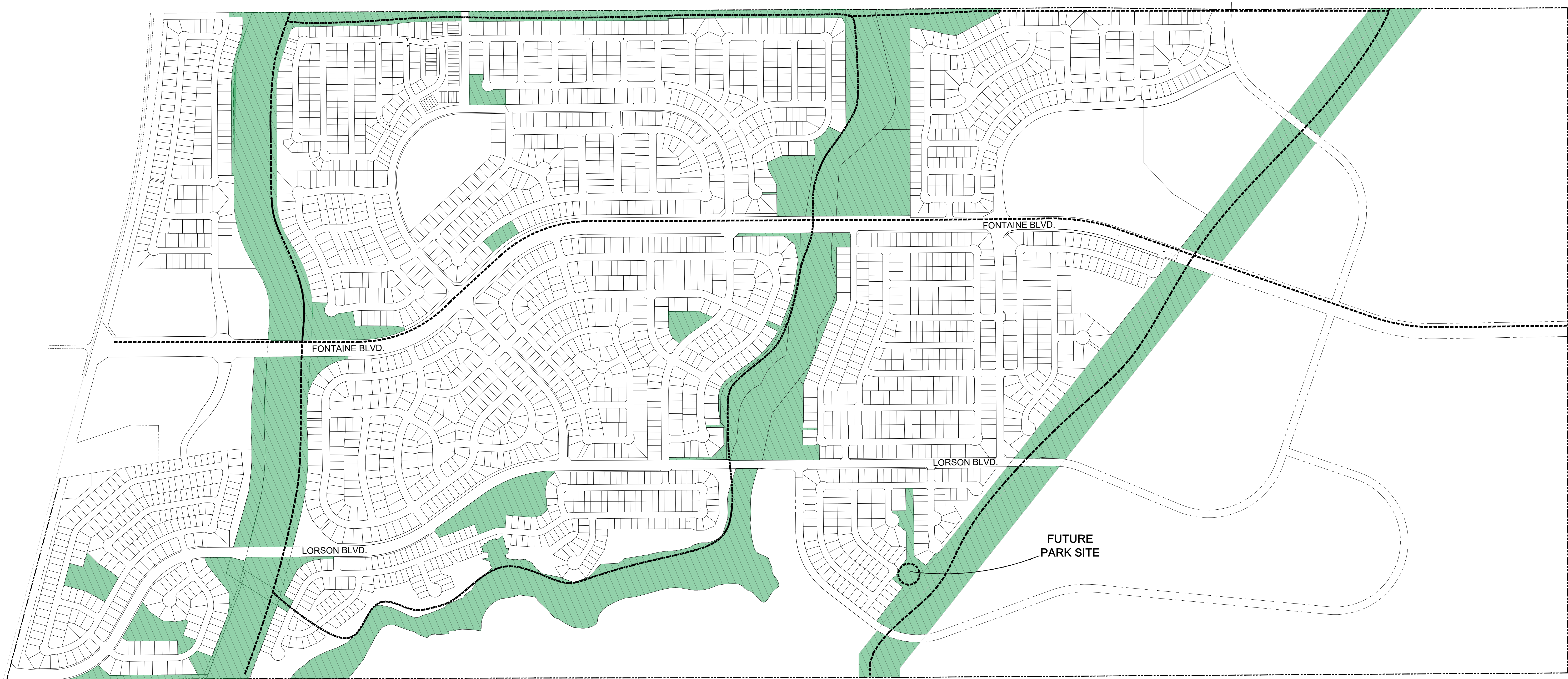
PARK

Description	Quantity	Rate	Total Cost
Playscape	1	\$30,000.00	\$30,000.00
Picnic Table	6	\$800.00	\$4,000.00
Bi-level Grill	2	\$850.00	\$1,700.00
Trash Cans	4	\$600.00	\$2,400.00
Bike Rack	2	\$250.00	\$500.00
Playground Chips (Certified)	130	\$75.00	\$9,750.00
Bobcat Services/ Auger	45	\$150.00	\$6,750.00
Concrete Pads/walks and Playground mulch	1	\$16,000.00	\$16,000.00
General Laborer	250	\$50.00	\$12,500.00
Foreman Labor	50	\$75.00	\$3,750.00
Shipping Estimated	1	\$4,000.00	\$4,000.00
Kentucky Blue Grass Sod	4,000	\$1.15	\$4,600.00
Hydro Mulching with Tachfire per Acre'	0.15	\$3,500.00	\$525.00
Irrigation for trees, sod, and native	9	\$2,595.00	\$23,355.00
Water Tap Fee ¾	1	\$13,161.00	\$13,161.00
Meter connections and pit installation	1	\$6,568.50	\$6,568.50
Electric Tap for timer	1	\$5,525.00	\$5,525.00
Plant Material (see Plan)	3	\$450.00	\$1,350.00
Brown Steel Edging 14 Gauge	150	\$19.81	\$2,971.50

Total

\$150,206.00

Figure 2- Proposed Site Plan



LEGEND:

OPEN SPACE

TRAIL & BIKE CORRIDORS

NORTH

0 100 200 300 400

SCALE: 1"=400'

DESIGNED			
DRAWN	STB	7.24.19	
CHECKED	JEH	7.24.19	
PROJECT NUMBER:	2816.13		

REV #	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

STAMP:

LORSON RANCH
OPEN SPACE AND TRAILS

Thomas+Thomas

planning urban design + landscape architecture, inc.

702 North Tabor
Colorado Springs, Colorado 80903
(719) 596-9271

AMERICAN PARKS COMPANY

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

Playscape 689-107022


 Ages: 5-12

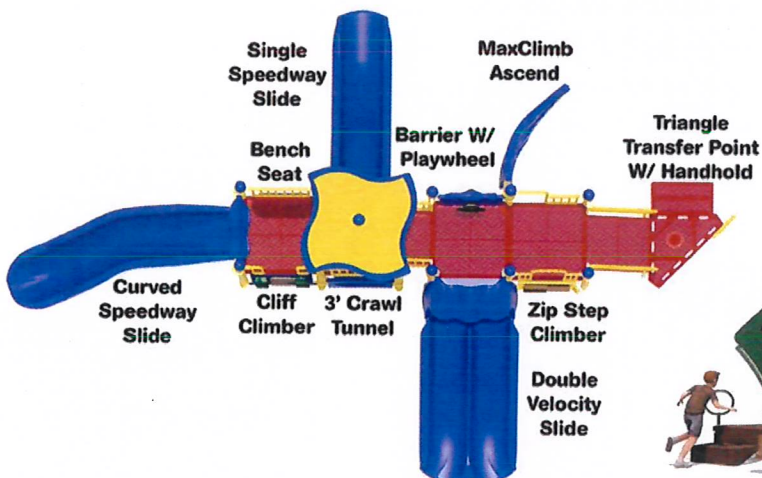
 Use Zone: 41' x 31'

 Child Capacity: 45

 Fall Height: 6'0"

 Activities: 9

ADA	Elevated	Accessible by Transfer	Ground	Type
	7	7	2	2



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Fee Advisory Committee Appointments
Agenda Date: August 14, 2019
Agenda Item Number: #7 - B
Presenter: Brian Bobeck, Park Operations Division Manager
Information: **Endorsement:** X

Background Information:

The Park Fee Advisory Committee (PFAC) advises and makes recommendations to the Board of County Commissioners regarding the annual Park Fees in Lieu of Land Dedication as defined and set forth in Section 49.3.A of the El Paso County Land Development Code.

The members of the PFAC consist of five (5) regular members who have resided within El Paso County for at least one year prior to their appointment and is composed of the following members:

- A. Two members of the El Paso County Park Advisory Board.
- B. Two persons involved in the Land Development business within El Paso County.
- C. One citizen of the County who is neither a developer, member of the Home Building Association, involved in the real estate industry, nor associated with the El Paso County Park Advisory Board or County Parks.

The Park Advisory Board members on the PFAC consist of Bob Falcone whose term expired in 2018 and Todd Weaver who resigned from the Park Advisory Board after moving from El Paso County.

Therefore, it is proposed the Park Advisory Board endorse two new members to serve on the PFAC for Board of County Commissioners consideration and / or approval. The PFAC typically meets one time per year prior to the October Park Advisory Board meeting.

Recommended motion:

Move to endorse _____ and _____ being appointed to the Park Fee Advisory Committee.

**EL PASO COUNTY
PARK FEE ADVISORY COMMITTEE BYLAWS**

I. AUTHORITY

The Board of County Commissioners of El Paso County (the "Board") has determined the need and the desirability for a Park Fee Advisory Committee (P.F.A.C.) to advise and make recommendations to the Board and the El Paso County Parks Department in matters related to the establishment of the annual Park Fees in Lieu of Land as defined and set forth in Section 49.3.A of the El Paso County Land Development Code.

II. APPOINTMENT AND CONSTITUTION OF THE PARK FEE ADVISORY COMMITTEE

The members of the P.F.A.C. shall be appointed by the Board and shall consist of five (5) regular members who have resided within El Paso County for at least one year prior to their appointment.

Advisory Committee members shall serve without pay, except that they may be reimbursed for any, authorized, actual expenses incurred in the conduct of business of the County.

The Park Fee Advisory Committee shall be composed of five members as follows:

- A. Two members of the El Paso County Park Advisory Board.
- B. Two persons involved in the Land Development business within El Paso County.
- C. One citizen of the County who is neither a developer, member of the Home Building Association, involved in the real estate industry, nor associated with the El Paso County Park Advisory Board or County Parks.

III. TERMS OF OFFICE, VACANCIES AND REPLACEMENT

P.F.A.C. members shall be appointed for terms of three (3) years. However, appointments for the purpose of filling vacancies that occur other than by expiration of term shall be for the unexpired term. Terms of office shall be established to expire at the conclusion of the first regular meeting in October of each year.

Board Resolution (97-326, General-72) directs the appointment/reappointment of advisory board/committee members and includes the following:

- A. No citizen member of a board, committee, commission or task force shall serve more than two successive terms on that board, committee, commission, or task force.
- B. Upon expiration of the first full or partial term, an incumbent may request reappointment; however, reappointment is not guaranteed. The Board will review the attendance record, participation, and performance of each member who requests reappointment before determining whether to advertise for a replacement or for additional volunteers. It is at the discretion of the Board to re-advertise and/or re-interview for an appointment.

C. Upon the expiration of a second successive term, no citizen member shall be eligible for reappointment to that advisory committee until at least one year has passed since service on that committee. Members appointed to a vacancy to complete a term that has more than one and one-half years remaining shall be reappointed to no more than one additional term.

D. The Board may dismiss a member from any of said advisory boards, committees, commissions or task forces if that member misses three scheduled meetings during any one-year period.

The Board of County Commissioners may replace PFAC members, with or without cause. Reasons for replacement may include, but are not limited to, non or irregular attendance, lack of performance of duties, appearance of impropriety or conflict of interest, or other activities considered detrimental to the best interests of the County.

IV. RESPONSIBILITY

The primary and general responsibility of the PFAC member is to all citizens and residents of the County, the Board and the County Parks. The committee member must protect and serve the interests of the entire County. Members must carefully consider all aspects of the issue at hand, check all factors to see that they are well founded, decide if this matter serves the best interests of the County at-large, and make honest decisions accordingly.

It is the PFAC member's specific responsibility to demonstrate an active interest in the objectives, goals and problems incumbent with the establishment of a fair and equitable, annual, schedule of park fees in lieu of land, and in making recommendation to the Board for the annual adoption of such fee schedule.

V. COMMITTEE ORGANIZATION AND PROCEDURES

A. Officers

1. At the first, regular meeting of each year, the Advisory Committee shall meet and elect officers for the coming year.

2. Election of Committee officers shall be in accordance with Roberts' Rules of Order, Newly Revised.

3. In case a vacancy shall occur in any of the offices, an election may be held at any regular meeting.

4. The Chairperson of the Committee shall preside at the meetings of the Committee and shall perform the duties ordinarily performed by that office.

5. The Vice-Chairperson of the Committee, in the absence of the Chairperson, shall perform all the duties of the Chairperson.

6. Ex-officio Secretary of the Committee shall be the Director of Community Services. Duties to include: preparation of the agenda, keeping a full and true record of

all meetings of the Committee, custodianship of all documents and written materials belonging to the Committee, and issuance of notice of meetings. Notice of meetings will be posted in advance at the County's official public notice board in the lobby of the County Office Building.

B. Meetings

The PFAC shall hold regular meetings beginning in fall each year, designating the time and place thereof, and shall keep a record of all its proceedings.

Regular meetings shall be scheduled by the Committee, as necessary, and as needed in order to formulate a recommendation to the Board regarding the proposed schedule of park fees in lieu of land for the coming year.

A final recommendation regarding the fee schedule must be formulated and forwarded to the Board no later than November 30 of any given year.

C. Quorum

Three (3) regular members shall constitute a quorum for official business.

D. Voting

All voting shall be by voice vote, except that any member can request a roll call vote on any issue. Roll call votes shall be recorded as such in the minutes of the meeting.

E. Absence Policy

A vacancy in the Committee may occur when any member shall fail to be present at three regular meetings, unless the Committee has excused such absences and the reason therefore entered in the proceedings of the Committee.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Northern Nature Center Feasibility Study

Agenda Date: August 14, 2019

Agenda Item Number: #7 - C

Presenter: Todd Marts, Recreation & Cultural Services Division
Manager

Information: X **Endorsement:**

Background Information:

Based on projected population growth and public surveys in the El Paso County Parks Master Plan in 2013, developing a nature center in northern El Paso County was identified as an objective. The need for a Northern Nature Center was also identified as an objective in the 2017-2021 El Paso County Strategic Plan. A feasibility study was funded to analyze and evaluate location, potential partnerships/ collaborations, public support, revenue sources, construction costs, and long-term maintenance and staffing.

Altitude Land Consultants and Tremmel Design Group has been contracted to conduct the feasibility study to analyze and evaluate location, potential partnerships /collaborations, public support, revenue sources, construction costs, and long-term maintenance and staffing.

Please find enclosed a PowerPoint presentation to provide and update on the feasibility study process.

Recommended motion:

Information/Discussion

Northern El Paso County Nature Center Feasibility Study

Parks Advisory Board
August 14th, 2019



TremmelDesignGroup

Project Team



TremmelDesignGroup



Team Member

Project Role

- Jeff Webb Project Lead
- John Olson Landscape Architecture & Planning
- Amanda Taylor Landscape Architecture & Planning
- Madison Brossett Landscape Architecture & Planning
- Mark Tremmel Planning and Design
- Sharon Allen Architecture Lead, Planning
- Todd Marts Architecture, Planning and Design
- El Paso County Recreation & Cultural Services Manager & Project Manger

Project Background

Why are we here?

The Mission of the El Paso County Nature Centers is to **connect people to their natural and cultural resources** and inspire them to become **stewards for the environment**

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Project Background

Community Service, Community Impact

27,000 individuals participated in programs at Fountain Creek and Bear Creek Nature last year

70 Volunteers donated more than **7,000 hours** of time last year

New Exhibits opened at Fountain Creek and Bear Creek Nature Center

- Students from **15+ area schools** and multiple School Districts served
- Week-Long **Outdoor Summer Camps** served youth at Nature Centers
- Ages from **Pre-School to Active Adult** served with targeted programming
- Create lasting Outdoor Experiences, Environmental Education, and Culture of Stewardship

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Project Background

The Nature Center Feasibility Study seeks to determine the most **Functional**, **Inspiring**, and **Advantageous** location for a new northern Nature Center. The study will result in recommendations for:

- Nature Center Location
- Potential Site Amenities
- Program Opportunities
- Preliminary Building and Site Concept
- Opinion of Potential Costs
- Implementation, Partnership and Funding Opportunities



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Project Background

Why Now?

- “Continue to Improve and Update the County Park System Including Parks, Trails, Open Space, **Nature Centers**, Fairgrounds and Services”

–El Paso County 2017–2021 Strategic Plan (Strategy D)

- “The Master Plan proposes the addition of a **new nature center in Northern El Paso County**....[that will] provide nature-based programming and will maintain the diversity and quality of and participation in award-winning environmental education programs”

–El Paso County Parks Master Plan (Rec. & Cultural Services Goal #1)

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Project Background

Why Now?

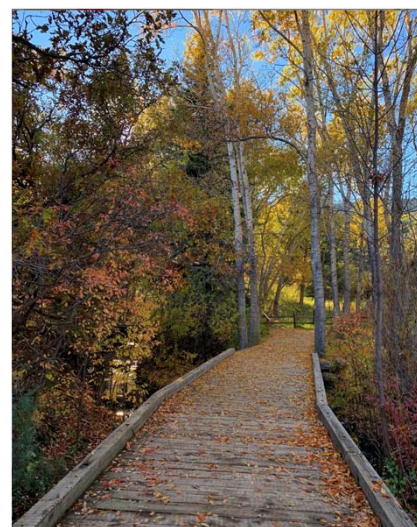
- Use of The Nature Centers, demand for services and support has grown rapidly during a time when the **El Paso County's population has more than doubled.**
- Growing awareness of Nature Deficit Disorder and the idea that many **children and families spend less time outdoors** with a potential for greater alienation from natural world.
- A **feasibility study has been funded** in 2018 to analyze and evaluate location, potential partnerships/collaborations, public support, revenue sources, construction costs, and long-term maintenance and staffing.

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Project Background

What Can Be Accomplished?



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Successful Nature Centers

Trends in Successful Nature Centers

The most successful Nature Centers feature a dynamic and complimentary relationship between **environmental programming, amenities and activities**, and the **Nature Center and its physical location (site).**

This relationship is the key to creating an inspiring, well-loved, and highly-utilized Nature Center.

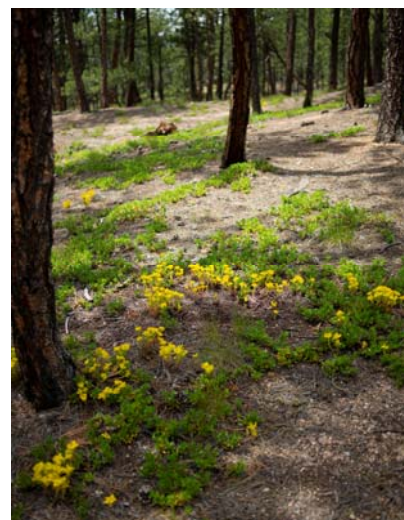
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Feasibility Process

Nature Center Feasibility Study Process

- Identify Potential Sites
- Site Inventory and Analysis
- Evaluation of Existing Nature Centers
- Public Process
- Evaluation and Scoring
- Rank and Recommend Sites
- Recommend Potential Locations

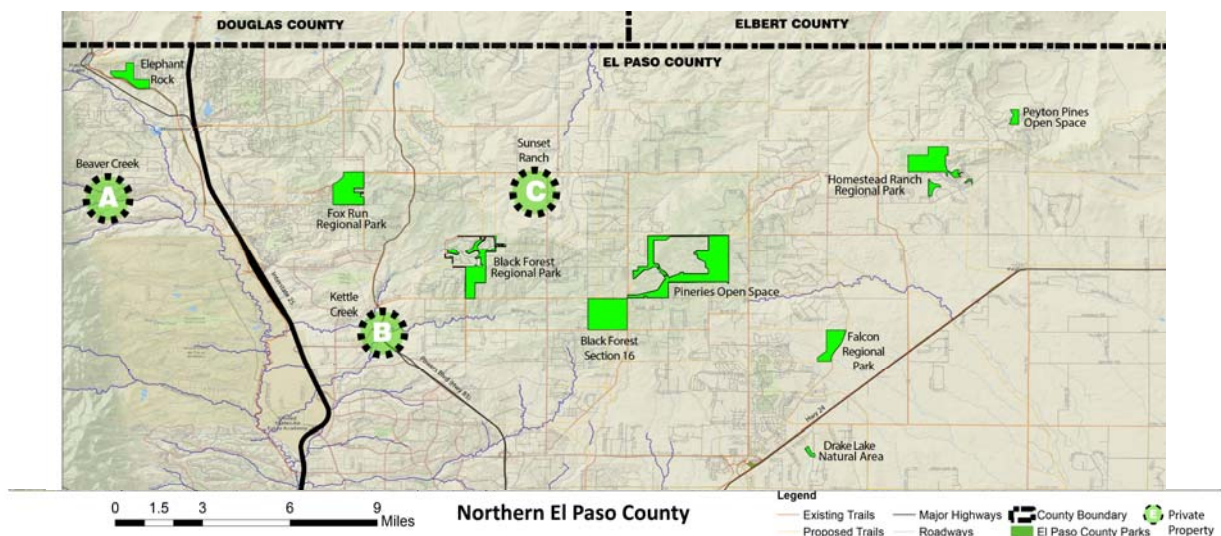


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Identify Potential Sites

Identify Potential Sites



Public Process

Public Meeting – January 31, 2019



El Paso County considers adding third nature center for northern residents

By: By William J. Dapendesh Feb 6, 2019



Meetings with EPC Staff, Volunteers, Key Stakeholders – Spring '19

Community Survey – March 2019

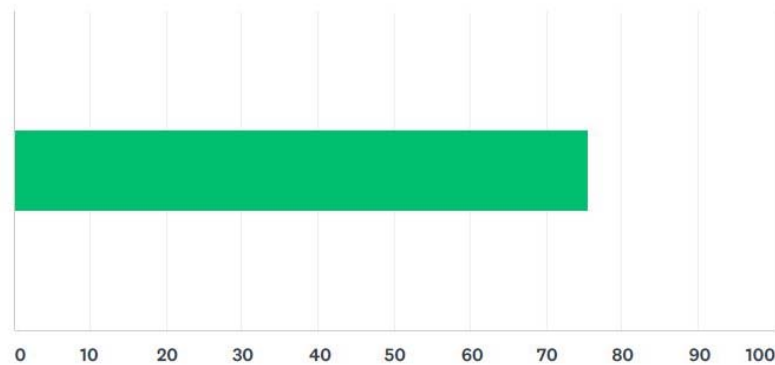
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Community Survey

Q8 How important is a new Northern El Paso County Nature Center to you and your family?

Answered: 298 Skipped: 4



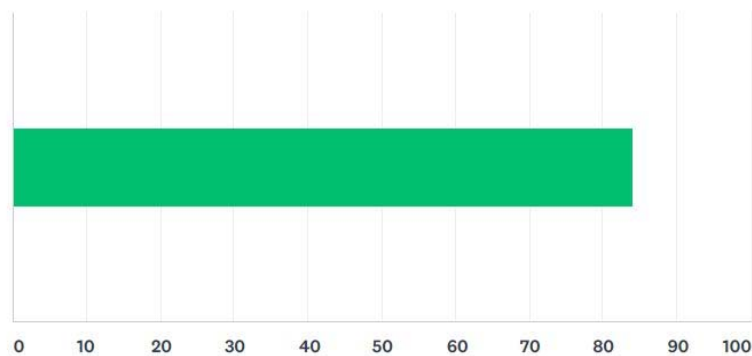
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Community Survey

Q14 How strongly do you agree with the following statement: "Nature Centers are a public amenity that is an important part of a well-rounded park system"?

Answered: 277 Skipped: 25



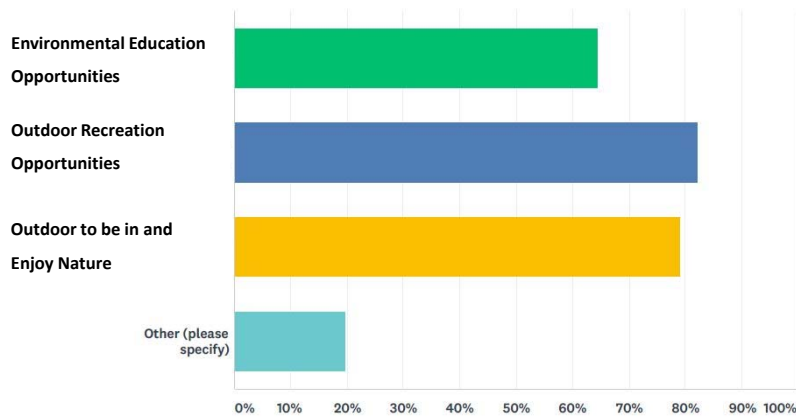
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Community Survey

Q10 When you think about a new Nature Center, which of the following opportunities are most important to you and your family? (Please select all that apply)

Answered: 286 Skipped: 16



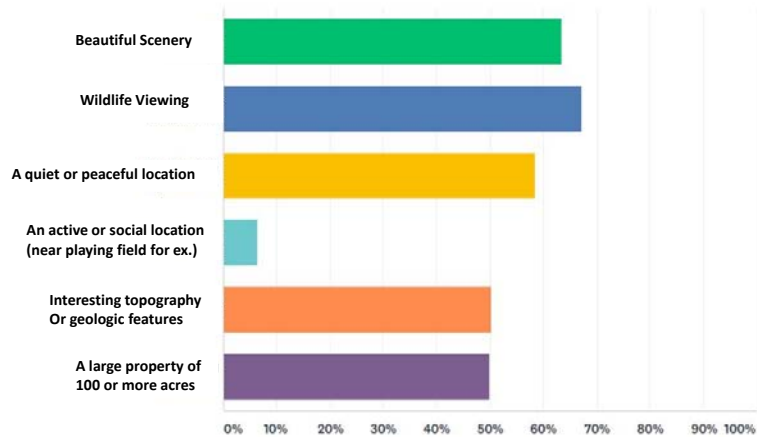
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Community Survey

Q25 Of the options listed below, what are the most important site characteristics for a new Northern Nature Center? (Please select up to three choices)

Answered: 259 Skipped: 43



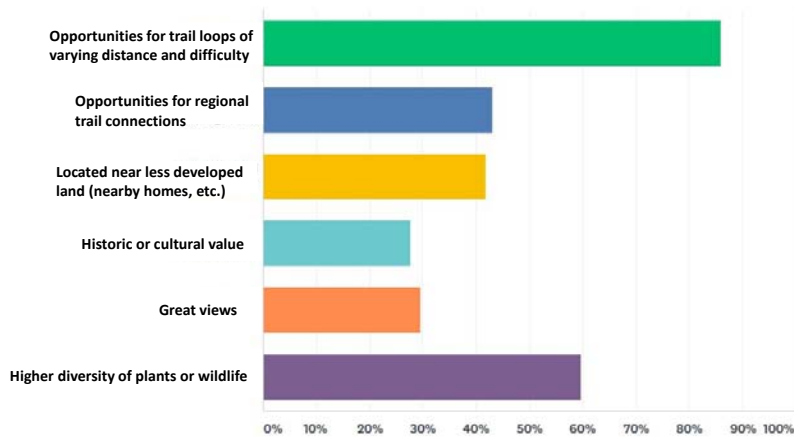
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Community Survey

Q26 Of the additional options listed below, what are the most important site characteristics for a new Northern Nature Center? (Please select up to three choices)

Answered: 258 Skipped: 44



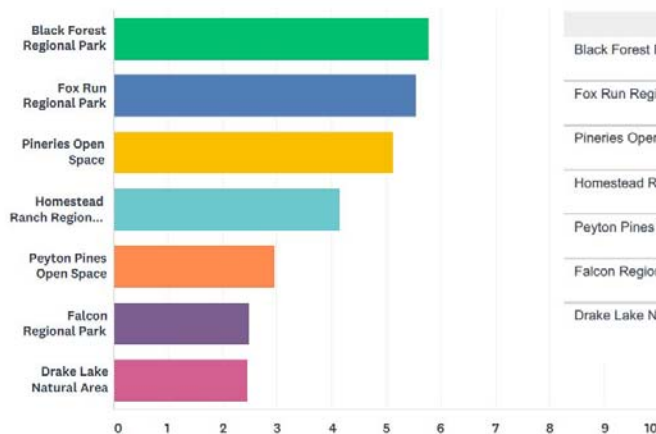
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Community Survey

Q30 Of the El Paso County-owned properties in the area, my preferred location for a new Northern Nature Center is: (Please Rank)

Answered: 236 Skipped: 66



	1	2	3	4	SCORE
Black Forest Regional Park	36.04% 80	40.09% 89	9.01% 20	5.41% 12	5.77
Fox Run Regional Park	36.49% 81	31.08% 69	13.96% 31	4.95% 11	5.54
Pinerias Open Space	23.12% 46	12.06% 24	40.70% 81	10.05% 20	5.12
Homestead Ranch Regional Park	4.71% 9	10.47% 20	15.71% 30	44.50% 85	4.15
Peyton Pines Open Space	2.16% 4	4.32% 8	5.95% 11	14.05% 26	2.95
Falcon Regional Park	3.74% 7	1.60% 3	4.28% 8	11.23% 21	2.50
Drake Lake Natural Area	2.69% 5	3.76% 7	6.99% 13	8.06% 15	2.44

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Project Process

How will Recommendations be Made?

- **Opportunity** (Land Ownership, Alignment with County Plans, etc.)
- **Environment** (Diversity of wildlife, 'quality' of environment, etc.)
- **Education** (Potential to provide rich environmental education opportunities)
- **Access** (Proximity to population, ease of access, ability to serve Northern EPC)
- **Cost** (Anticipated Costs to develop N.C., programming, and infrastructure)
- **Inspiration** (Beauty, alignment with N.C. Mission, ability to inspire)

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Feasibility Scoring Matrix

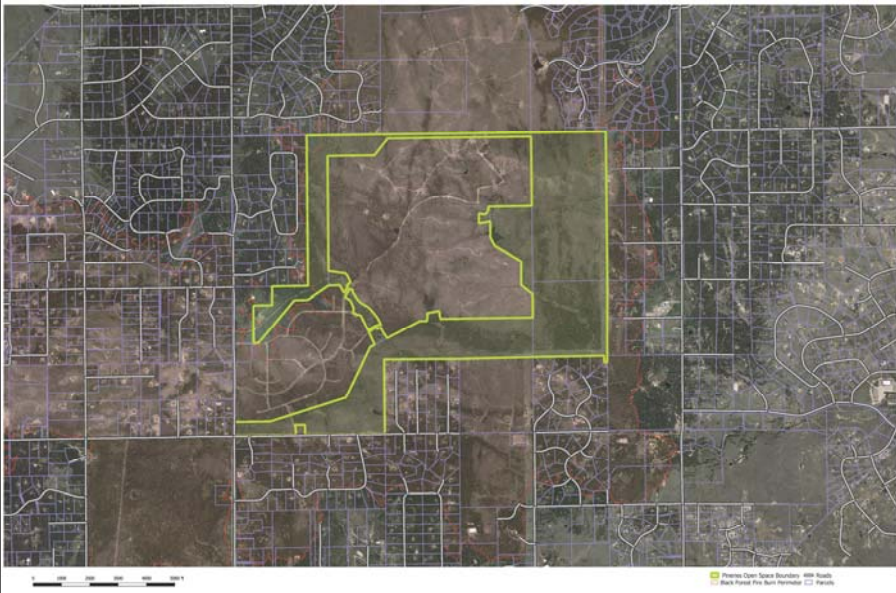
- Public input helped determine the most important Nature Center site characteristics
- Site Analysis studies provided data on these characteristics
- This site data was inputted into the Matrix to provide a Feasibility Score for each site

Name	Acreage	County Owned	Total Score	Acreage	Multipier	Score	Allowed Recreation Uses (H/M/L)	Multipier	Score	Existing Trail Length	Multipier	Score	Opportunity for New Trails (H/M/L)	Multipier	Score
Black Forest Regional Park	528	Yes	15.27	528	0.005	1.84	3	15	45	12.28	0.5	6.14	0	1	0
Fox Run Regional Park	405	Yes	15.945	405	0.005	2.045	3	15	45	8.8	0.5	4.4	1	1	1
The Pines Open Space	1089	Yes	16.343	1089	0.005	5.345	1	15	15	1	0.5	0.5	3	1	3
The Pines Open Space (Assessment Envelope)	34	Yes	7.17	34	0.005	0.17	1	15	15	1	0.5	0.5	2	1	2
Homestead Ranch	34	Yes	11.86	450	0.005	2.25	3	15	45	5.42	0.5	2.71	1	1	1
Environmental Education Opportunity															
Name	Acreage	County Owned	Total Score	OMT Trees	Multipier	Score	Plant Diversity	Multipier	Score	Proximity to Development	Multipier	Score	Water (Stream, Pond, Wetland)	Multipier	Score
Black Forest Regional Park	528	Yes	9.527	1	0.5	0.5	2	1	2	1	1	1	0	15	0
Fox Run Regional Park	405	Yes	8.0945	1	0.5	0.5	1	1	1	2	1	2	1	15	1.5
The Pines Open Space	1089	Yes	15.1345	0	0.5	0	3	1	3	3	1	3	1	15	1.5
The Pines Open Space (Assessment Envelope)	1089	Yes	8.717	0	0.5	0	2	1	2	3	1	3	1	15	1.5
Homestead Ranch	1089	Yes	11.846	0	0.5	0	3	1	3	3	1	3	1	15	1.5





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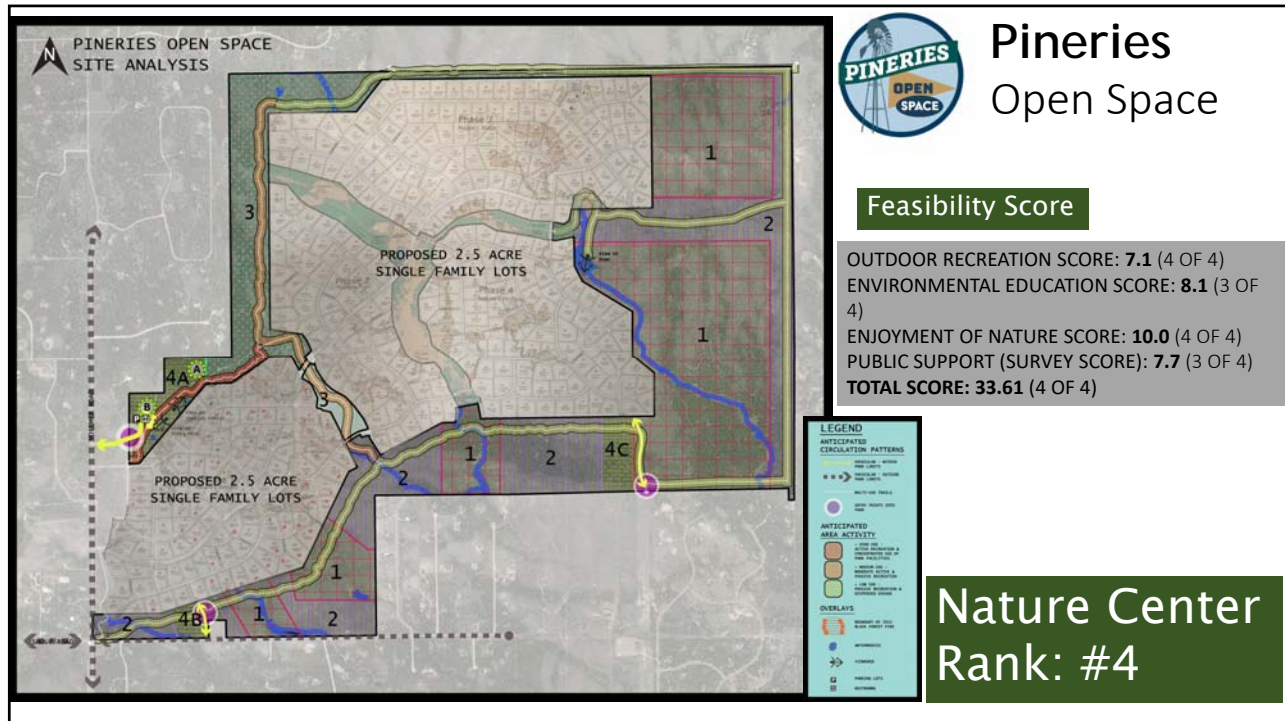
Pineries Open Space



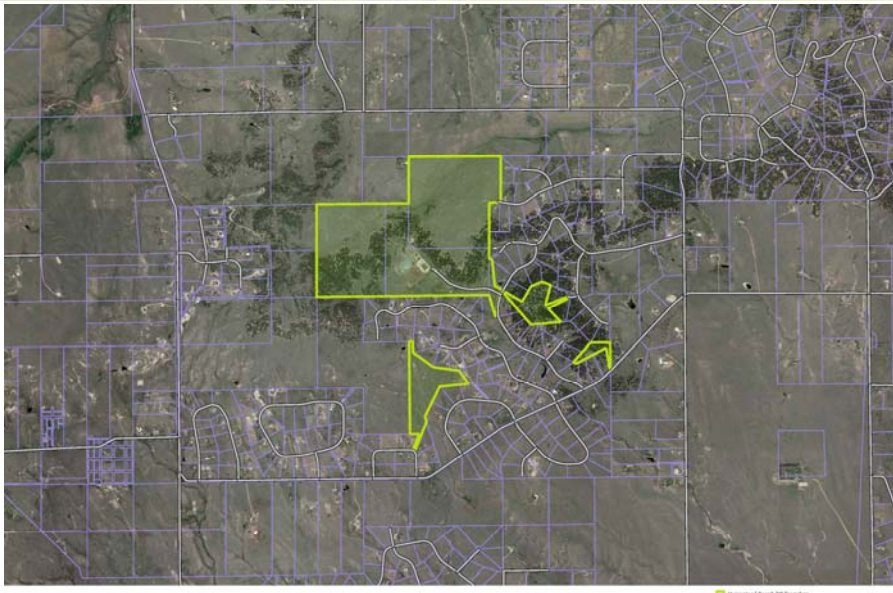
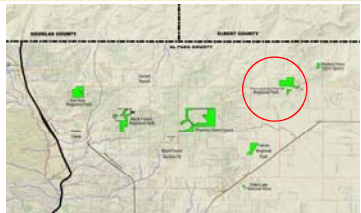
- 1,069 acres
- Governed by a Palmer Land Trust conservation easement
- 'Doughnut Hole' has a development plan for residential homes (2.5ac/DU)
- Undeveloped park, opening soon for public use







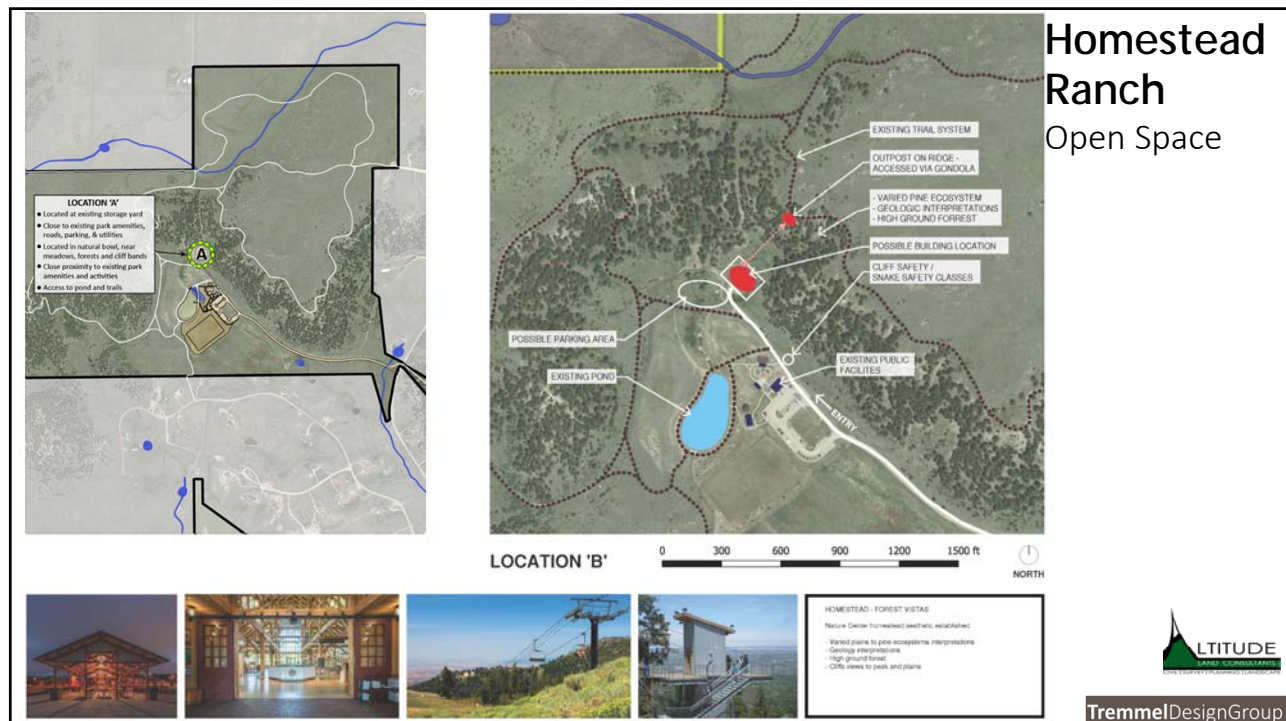
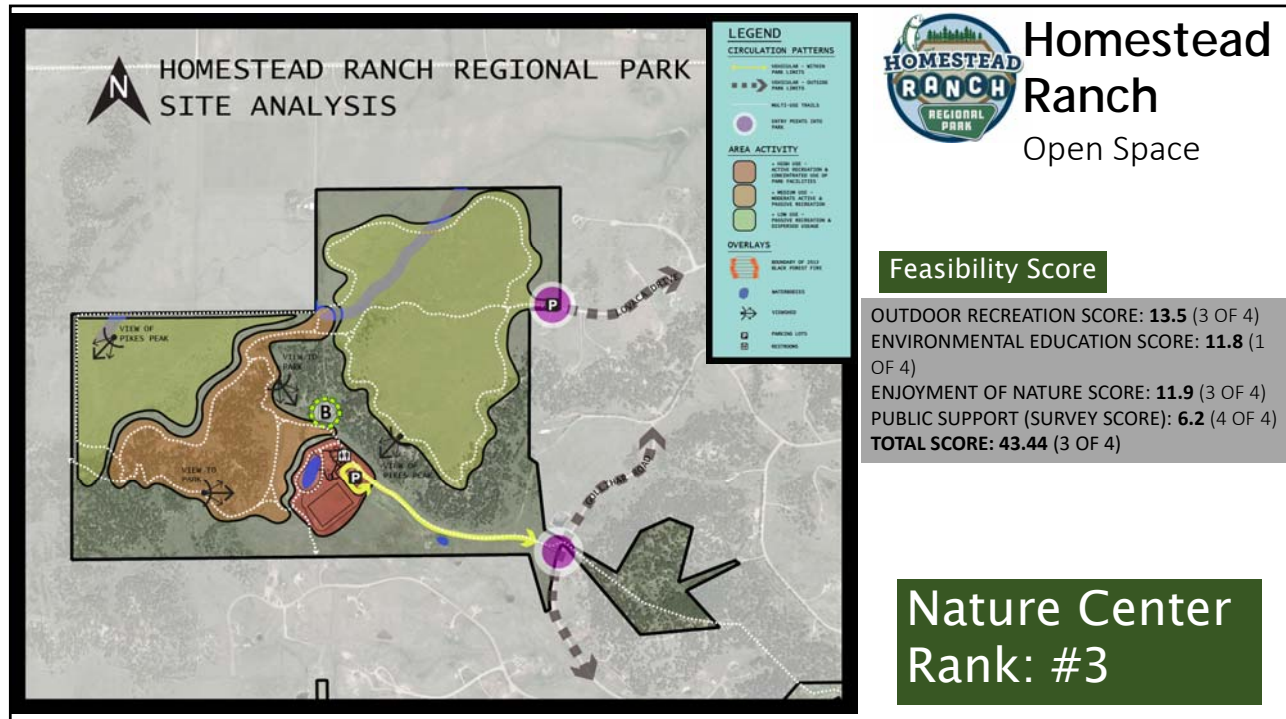
Homestead Ranch Open Space

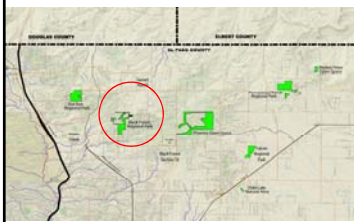
- 450 acres
- 5.4 miles of Existing Trails
- Easternmost recommended Nature Center Location
- Prairie and Conifer Forest Environment
- Near Low-Density Residential Development





Black Forest Regional Park

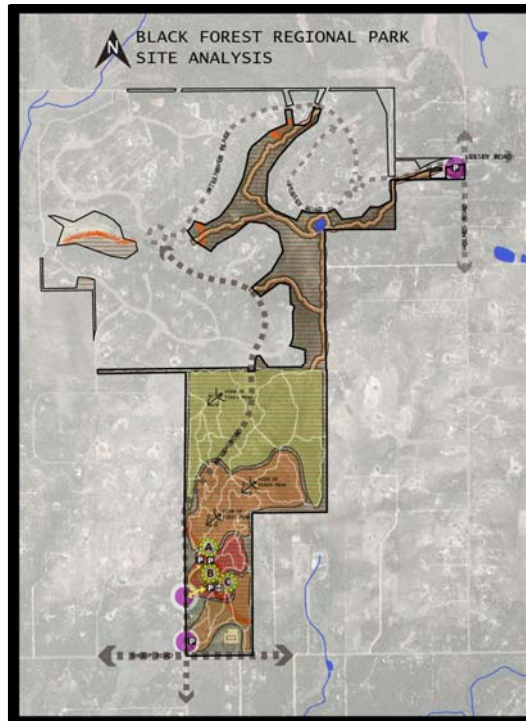


- 382 acres
- Heavily burned by the Black Forest Fire
- Ongoing trail construction and environmental restoration in progress
- 14 miles of existing trails
- Unique recovering landscape



Black Forest Regional Park





Black Forest Regional Park

LEGEND

CIRCULATION PATTERNS

- VEHICULAR - WITHIN PARK LIMITS
- VEHICULAR - OUTSIDE PARK LIMITS
- MULTI-USE TRAILS
- ENTRY POINTS INTO PARK

AREA ACTIVITY

- HIGH USE - ACTIVE RECREATION & CONCENTRATED USE OF PARK FACILITIES
- MEDIUM USE - MODERATE ACTIVE & PASSIVE RECREATION
- LOW USE - PASSIVE RECREATION & DISPERSED USAGE

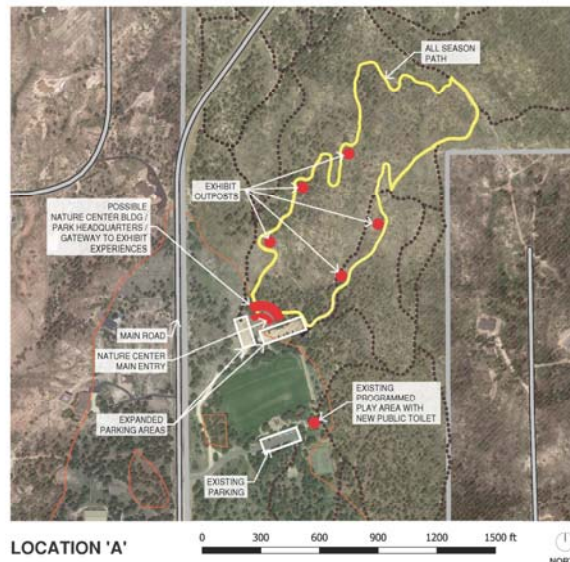
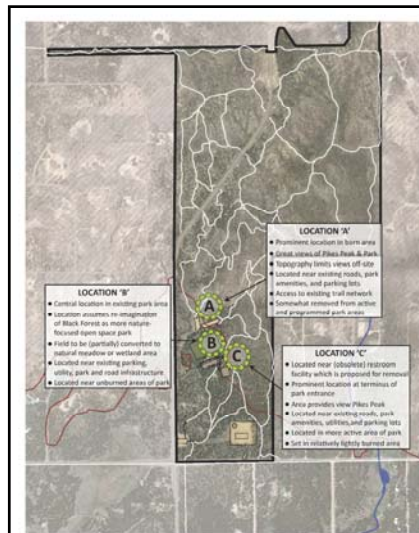
OVERLAYS

- BOUNDARY OF 2013 BLACK FOREST FIRE
- WATERBODIES
- VIEWSHED
- PARKING LOTS
- RESTROOMS

Feasibility Score

OUTDOOR RECREATION SCORE: **15.3** (2 OF 4)
 ENVIRONMENTAL EDUCATION SCORE: **9.5** (2 OF 4)
 ENJOYMENT OF NATURE SCORE: **12.0** (2 OF 4)
 PUBLIC SUPPORT (SURVEY SCORE): **8.6** (1 OF 4)
TOTAL SCORE: 45.49 (2 OF 4)

Nature Center Rank: #2



Black Forest Regional Park



BLACK FOREST - FOREST TRANSITIONS

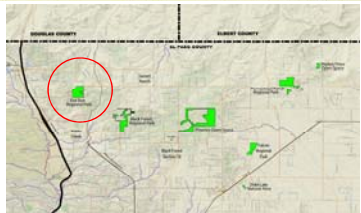
Nature Center building as a gateway to exhibits and experiences

- Exhibits showing Black Forest geology
- Exhibits showing transition from burn to renewed forest
- Stewardship of the forest and wildlife
- All seasonal paths to outdoor exhibits and exhibits
- Night sky viewing coupled with unique nighttime trail lighting
- Inclusion of burned wood in the construction of exhibits




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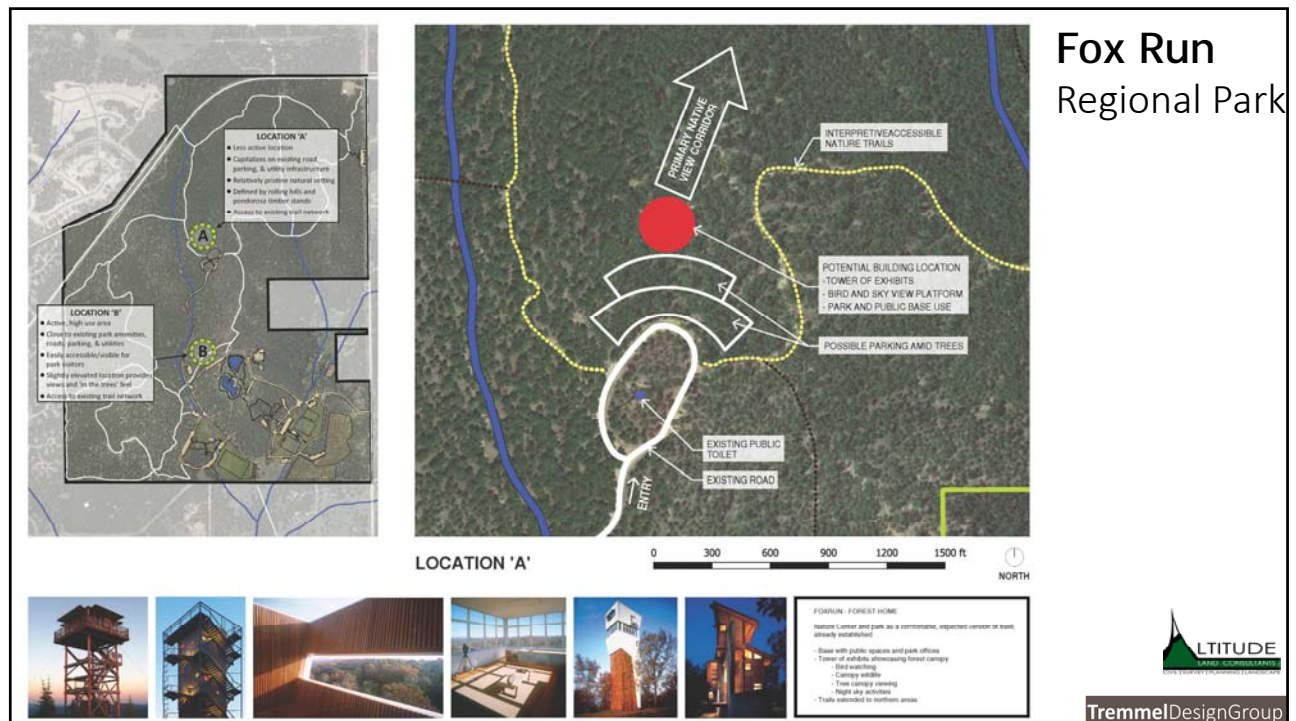
Fox Run Regional Park

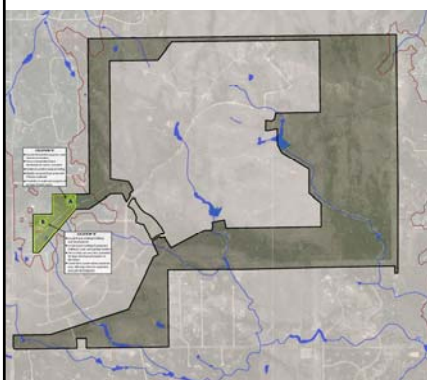
- 409 acres
- 6.8 miles of existing trails
- Extremely popular, active park
- Closer to population centers than other potential Nature Center locations



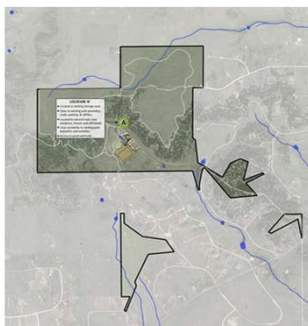


Questions and Discussion



Pinerias Open Space



Homestead Ranch



Black Forest



Fox Run

What is your preferred Nature Center Property?

Which Nature Center Location do you Prefer?

Why?

Thank you for your time and input!

Questions or want to give further
comments, please email:

Todd Marts – ToddMarts@elpasoco.com

or

Jeff Webb – jeff@altitudelandco.com



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**El Paso County Parks
2019 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Create a podcast for self-guided tours on FCNC trails			Completed
Expand materials / supplies for outreach activities	Nancy Bernard	Medium	
Develop a cultural history field trip for 4th graders	Nancy Bernard	Medium	
Create a middle school nature camp	Mary Jo Lewis		Completed
Create a scientific inquiry program	Mary Jo Lewis	Low	
Create a "Winter Adaptations in the Foothills" program	Mary Jo Lewis	Low	
Create a robust Rainbow Falls volunteer program	Theresa Odello		Completed
Create a Rainbow Falls giving program	Theresa Odello		Completed
Create a Park Rx program	Theresa Odello	Low	
Co-host an event for military families with MP Living	Theresa Odello	Medium	
Expand remote control flying opportunities	Theresa Odello	Medium	
Implement a marketing plan for Fairgrounds usage	Janice Brewer		Completed
Create a Paint Mines 5K Run	Janice Brewer	High	
Complete needs assessment / expand Frgds programming	Stacy Starr	High	Report Phase
Complete the Northern Nature Center feasibility study	Todd Marts	High	Development Phase
Park Operations Division	Project Manager	Priority	Status
Establish an on-call forestry process	Brian Bobeck	High	
Develop individual park operation plans	Brian Bobeck	Low	
Establish a part-time custodial position(s)	Brian Bobeck		Completed
Establish a five year equipment replacement program	Brian Bobeck	Medium	
Complete a Paint Mines (west) Master Plan	Ross Williams	Low	
Complete the Elephant Rock Open Space Master Plan	Ross Williams	High	
Complete the Jones Park Master Plan	Tim Wolken	High	Development Phase
Complete a Homestead Ranch Regional Park Master Plan	Ross Williams		Moved to 2020
Establish a Planning Division Internship Program	Jason Meyer	Medium	
Complete a feasibility study to expand GIS use	Ross Williams	Low	
Upgrade the CIP document	Tim Wolken		Completed
Capital Improvement Projects	Project Manager	Priority	Status
Pinerias Open Space - Phase 1	Ross Williams	High	Construction
Bear Creek Regional Park improvements	Bobeck / Meyer	High	Bid Phase
Fox Run Regional Park improvements	Brian Bobeck	High	Bid Phase
Kane Ranch Open Space Improvements (Design)	Ross Williams	High	Bid Phase
Eastonville Regional Trail Improvements	Jason Meyer	High	
New Santa Fe Regional Trail flood repairs	Jason Meyer		Completed
Fountain Creek bank stabilization project	Jason Meyer	Medium	
Hanson Trailhead renovation	Jason Meyer	Medium	
New Santa Fe Regional Trail trailhead improvements	Randy Smith	High	Construction
Black Forest Regional Park / disaster recovery project	Jason Meyer	High	Construction
Falcon Regional Park - Phase II	Jason Meyer	High	Grant Phase
Ute Pass Regional Trail expansion - State Trails Grant	Jason Meyer	High	Bid Phase
Ute Pass Regional Trail expansion - TAP grant	Jason Meyer	Medium	
Willow Springs Ponds - bridge replacement	Brian Bobeck	High	Design Phase
Drake Lake repair project	Tim Wolken		Completed

Community Outreach	Project Manager	Priority	Status
Expand the Partner in the Park program	Dana Nordstrom	High	
Expand the Friends Group capacity	Dana Nordstrom		Completed
Explore the Northern Nature Center capital campaign	Christine Burns	Low	
Complete Nature Center Fundraising Program	Todd Marts	High	
Explore the development of a County Parks Foundation	Tim Wolken	Medium	
Research the establishment of a naming rights process	Christine Burns	High	Review Phase
Develop a photo campaign for NRPA Month	Christine Burns		Completed
Explore sponsorship opportunities for a Fairgrounds sign	Christine Burns		Completed
Publicize the social and economic benefits of County Parks	Christine Burns		Completed

**Community Services Department
Parks / Recreation & Cultural Services Divisions
July 2019 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2019			2018	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 160,174	\$ 19,826	\$ 158,878	
County Fair / Fairgrounds		\$ 309,800	\$ 227,643	\$ 82,157	\$ 235,675	
Total		\$ 489,800	\$ 387,817	\$ 101,983	\$ 394,553	
<u>Fundraising Revenue</u>		2019			2018	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 85,250	\$ (10,250)	\$ 82,500	
Partners in the Park Program	Park Operations	\$ 35,000	\$ 30,000	\$ 5,000	\$ 15,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 29,799	\$ (19,799)	\$ 23,950	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 10,206	\$ 14,794	\$ 7,796	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 44,000	\$ (4,000)	\$ 44,000	
Total		\$ 185,000	\$ 199,255	\$ (14,255)	\$ 173,246	
<u>Grant Funds</u>		<u>Awarded</u>				
CPW State Trails Non-Motorized Trail Grant	Eastonville Regional Trail	\$ 136,000				
CSFS Forest Restoration Capacity Building Grant	Forest Improvement Equipment	\$ 4,400				
CDBG DR - Black Forest Regional Park		\$ 790,000				
CDBG - Widefield Community Park	Phase II Improvements	\$ 165,000				
Total		\$ 1,095,400				
<u>Parks Division Reservations</u>		2019			2018	2018
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		9	110	N/A	10	426
February		14	546	N/A	10	85
March		15	192	N/A	13	294
April		186	9519	4.29	154	5480
May		338	18036	4.3	342	16459
June		517	23048	4.42	530	24273
July		436	24558	4.26	425	24132
August						
September						
October						
November						
December						
Total		1515	76009	4.32	1484	71149

<u>Parks Facility Reservations</u>		2019			2018	2018
<u>July</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes		57	355		40	80
Athletic Fields		30	2820		27	2220
Pavilions		108	5582		107	5300
Trails		2	500		2	407
Vendor		4	10			
Tennis Courts						
Vita Course						
Meeting Room		12	113		4	50
<u>Black Forest Regional Park</u>						
Athletic Fields		20	4000		21	3900
Pavilions		23	1190		30	1276
Vendor						
Tennis Courts		3	12			
<u>Falcon Regional Park</u>						
Baseball Fields		13	500		14	1325
<u>Fountain Creek Regional Park</u>						
Athletic Fields						
Pavilions		37	1617		51	1832
Trails					1	100
Disc Golf Course		1	72		1	80
Vendor						
<u>Fox Run Regional Park</u>						
Athletic Fields		12	320		11	600
Gazebo		12	1105		11	432
Warming Hut		4	44		2	20
Pavilions		73	3482		82	3688
Trails					1	60
<u>Homestead Ranch Regional Park</u>						
Pavilions		7	265		10	352
Athletic Fields						
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail		2	1240		2	900
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail		4	1100		4	1000
Baptist Road Santa Fe Trail		1	50		1	100
AFA Santa Fe Trail		1	50		1	100
Vendor		7	14			
<u>Paint Mines Trail</u>		3	117			
<u>Rock Island Trail</u>					1	300
<u>Black Forest Section 16</u>					1	10
Total Park Facility Reservations		436	24558		425	24132

<u>Fairgrounds Facility Reservations</u>		2019			2018	2018
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		8	447		23	445
February		16	782		21	731
March		16	529		17	846
April		23	3213		19	1175
May		23	2447		17	2992
June		29	2931		18	3601
July		6	28,365		1	30,694
August						
September						
October						
November						
December						
Total		121	38,714	4.3	116	40,484
<u>Fairgrounds Facility Reservations</u>		2019		2018		
<u>July</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
El Paso County Fair		1	26,169	1	30,694	
<i>Swink Hall - Fairgrounds</i>						
Fair Corporation Meeting		0	0			
Lions Club Meeting		0	0			
FAB Board Meeting		0	0			
Senior Dinner		0	0			
COC Meeting		0	0			
Garza Farms		4	20			
<i>Track</i>						
Race		1	2176	0	rained out	
<i>Barns</i>						
<i>Livestock Arena</i>						
<i>Grounds -</i>						

<u>Whittemore - Fairgrounds</u>						
<u>Father Daughter Day</u>						
<u>Arena</u>						
Month Total Fair Facility Reservations		6	28,365	1	30,694	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Traffic accident - Car vs Dog park gate	1/19/2019	Bear Creek Dog Park	Parking lot	\$400		
Graffiti	4/13/2019	Widefield Community Park	Restroom exterior	\$75		
Graffiti	4/19/2019	Rainbow Falls	Rocks	\$600		
Graffiti	July	Rainbow Falls	Bridge near Falls	\$2,000		
			Total	\$3,075		
<u>Volunteerism</u>						
		2019		2018		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		196	925	151	820	
February		189	1,098	125	1,073	
March		174	1,193	170	1,308	
April		590	2,398	573	2,314	
May		600	3,179	689	2,924	
June		416	2,649	427	2,774	
July		959	7904	950	8,158	
August						
September						
October						
November						
December						
Totals	20,000 hours	3124	19,346	3085	19,371	
		2019				
<u>July</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Park Advisory Board		9	35			
Fair Advisory Board		14	560			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		104	662			
Adopt-A-Park / Trail / Volunteer Projects / County Fair		825	6,547			
Front Range Community Service		2	80			
Total		959	7,904			

Programming	Goal	2019			2018	2018
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance
January		40	1409	4.96	35	461
February		36	2303	4.91	44	1104
March		62	1060	4.99	69	2791
April		185	4928	4.94	122	2204
May		210	4415	4.97	195	4350
June		122	3937	4.91	121	4903
July		120	4950	4.96	113	2732
August						
September						
October						
November						
December						
Totals	800 / 21,000	775	23002	4.95	699	18545
July	Facility	Programs	Attendance	Evaluation		
Discover Bear Creek	BCNC	7	91			
Habitat	BCNC	2	22			
Incredible Insects	BCNC	11	122			
Nature Camp: Sun Power	BCNC	5	150	4.90		
Sustainability Series: Growing Mushrooms at Home	BCNC	1	11			
Community Intersections	BCNC	2	22			
CO Children's Academy	BCNC	1	23			
Active Adults: Guided Hike & Nature Study	BCNC	1	16			
John Worth College Students	BCNC	1	15			
Hope Montessori	BCNC	4	63			
Adult Daycare	BCNC	1	8			
Nature Explorers: About the Trout	BCNC	2	40	5.00		
Kids on Bikes	BCNC	1	18			
Pikes Peak Library District Storytime: Birds	BCNC	1	33			
Little Wonders: Tea Party in the Woods	BCNC	3	61	5.00		
Pikes Peak Mycological Society	BCNC	1	21			
Birthday: ALL About Animals	BCNC	1	21	5.00		
Edwin James: First Recorded Man to Climb Pikes Peak	BCNC	1	19			
Nature Camp: Colorado Creatures	BCNC	3	93			
Happy Trails Committee Meeting	BCNC	1	5			
County Fair: Metamorphosis Magicians	BCNC	1	16			
County Fair: Predators & Prey of CO Foothills	BCNC	2	18			
County Fair: Being Bear Aware	BCNC	1	19			
Outreach: County Fair El Paso County Day	BCNC	1	246			
FEPCNC Board Meeting	BCNC	1	12			
Awesome Arthropods	FCNC	5	52	5.00		

Walk the Wetlands	FCNC	4	56	5.00	
Discover the Wetlands	FCNC	3	50	5.00	
Junior Docent Presentations: Wild About Wildlife	FCNC	3	72		
Junior Docent Presentations: Uses of Yucca	FCNC	3	71		
Junior Docent Presentations: Cattails are Swamp Superh	FCNC	3	54		
Nature Adventures: Forts & Fairies	FCNC	1	35	5.00	
PPLD Bookmobile	FCNC	2	50		
PPLD Storytime	FCNC	1	16		
Fair Programs: Life In, On & Around the Pond	FCNC	2	19		
Fair: Sustainability Heroes	FCNC	2	10		
Rental: EPC Stormwater Dept.	FCNC	1	15		
Rental: EPC Budget Office	FCNC	1	25		
2's & 3's: Buggy Wuggy	FCNC	1	15	5.00	
Samantha Patru Daycare	FCNC	1	28		
Outreach: Fountain Library Reading Party	FCNC	1	450		
Fair: How Does Your Water Flow?	FCNC	2	20		
Nature Camp: Wild Child Adventures	FCNC	5	90	5.00	
Nature Camp: Next Generation Naturalists	FCNC	5	150	4.80	
La Petite Daycare	FCNC	1	28		
Walking Mamas	FCNC	1	30		
Birthday Party: Awesome Arthropods	FCNC	1	20	5.00	
Fair: Creating a Space for Wildlife	FCNC	1	7		
Archery Camp: Week 3	BCRP	1	45	4.83	
Concerts in the Park	BCRP	4	1100		
Rainbow Falls History Walk	BCRP	1	21		
Archery Camp: Week 4	BCRP	1	45	5.00	
Archery Camp: Week 3	BCRP	1	45	4.83	
Concerts in the Park	BCRP	4	1100		
Rainbow Falls History Walk	Rainbow Falls	1	21		
Archery Camp: Week 4	BCRP	1	45	5.00	
TOTALS		120	4950	4.96	

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

ADMINISTRATIVE SERVICES

MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

July 2019

General Updates:

1. Facility rentals have generated \$160,174 which is 89% of our \$180,000 annual goal.

Special Events:

1. The 37th 4th of July Fun Run took place at the New Santa Fe Regional Trail/ Palmer Lake Recreation area. This fundraiser supported the Palmer Lake Elementary School. Proceeds from this event benefit the school to provide family and community activities, field trips, library books, wish lists for teachers, and school supplies. Approximately 1,000 people participated in this annual event.
2. Seth's Old Time Disc Golf, a local disc golf club, held their 2nd annual memorial disc golf tournament at the Widefield Community Park.
3. The Rocky Mountain Orienteering Club held an orienteering event at Fox Run Regional Park.
4. Sasquatch Running Company, a local race organizer invited the running company to the annual Kickers for Kids fundraiser run on the New Santa Fe Regional trail and the Greenway trail. These run featured running distances from 5 K up to 100 K. The proceeds purchased running shoes for kids.
5. Mad Moose Events, a locally based running event organizer held the annual Pikes Peak Ultra run in July. The course took runners from Bear Creek Regional Park, up High Drive, and into Cheyenne Canon. This event annually draws 400 local and international runners.



6. Several local companies, churches and families held events throughout our parks which required special event permits for bounce houses and other inflatable equipment.
7. Two early AM boot camp exercise classes were also held at Fox Run and Bear Creek Regional Park in July on weekdays.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

COMMUNITY OUTREACH and GRANTS

Monthly Report – July 2019

Christine Burns, Community Outreach Manager
Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Partner in the Park Program:** We are currently seeking partners for Fountain Creek Regional Park and El Paso County Fair and Event Center. Please forward any potential partners to dananordstrom@elpasoco.com.
2. **El Paso County Fair:** Staff assisted with marketing, hanging sponsor banners, chute gates and signs at the fairgrounds, the VIP Reception, El Paso County Day and the 8th Annual Texas Hold'em Poker Tournament. Sponsors committed **\$85,250.00** in financial sponsorship to support the 2019 County Fair. Thank you to our Park Advisory Board and Citizens Outreach Group members for volunteering at the VIP Reception.
3. **Community Outreach: Happy Trails BBQ** is our annual fundraiser for the El Paso County Nature Centers, coming Friday, August 23, 6-9 pm at the Bear Creek Nature Center. Please join us for our 10th annual celebration for an evening of great food, music, wine, beer and incredible desserts. If you would like to purchase a ticket or reserve a table, please call 520-6387.
4. **Concerts in the Park:** The following concerts are on Wednesdays from 6-8 pm at Bear Creek Regional Park, August 7: Triple Play Quartet, August 14: Academy Jazz Ensemble, August 21: JoRiCa + 1, August 28: Final Concert, USAF Academy Band Falconaires and Alumni Band. For more information, www.ppjass.org or call 520-6977.
5. **Creek Week: September 28 – October 6, 2019.** Plan on joining the largest clean-up in the State of Colorado. Trash and debris on the land eventually end up in our waterways. This rubbish clogs drainage systems, impacts wildlife, affects water quality and ruins the view of our beautiful natural landscapes. For more information go to: www.fountaincreekweek.com.

Grants

1. El Paso County Parks expects to submit grant applications this fall: Drake Lake habitat improvements, Falcon Regional Park Phase II improvements and Fox Run Regional Trail construction.
2. If interested in helping with Great Outdoors Colorado and/or Colorado Parks and Wildlife grant application development to support park projects, please call Christine at 520-6996.



COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ PLANNING ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Recreation & Cultural Services Division
Monthly Report – June 2019
Submitted by: Todd Marts, Division Manager

General

1. Rainbow Falls Historic Site was open for seventeen days in July, Fridays through Mondays from 10am to 4pm. There were 9032 total visitors averaging 531 per day, 2 volunteer shifts covered, and \$6,079.72 in donations.

Projects, Fundraising & Grants:

1. Bear Creek Nature Center Supervisor applied for and was awarded a small grant from Western Native Trout Initiative for updates to the center's Greenback Cutthroat Trout exhibit. The grant will fund a new exhibit panel that addresses additional questions about the trout not currently included in the exhibit information.

Programs & Events:

1. On July 6, we offered a History Walk, which 21 people attended. This walk filled up a week beforehand and many requested another walk to be added in the Fall.
2. Archery camps we held on July 8-10 and 22-24 at the Bear Creek Regional Park Archery Range and instructed by Archery School of the Rockies. Each camp session was full with 15 participants.
3. The summer Concerts in the Park series has begun with concerts every Wednesday night at Bear Creek Regional Park. The series will last July 10 through August 28. Four concerts to date were held, each with about 300 people in attendance.
4. Bear Creek staff led programs at the County Fair. One session of 'Metamorphosis Magicians' with 16 attendees, two sessions of 'Predators and Prey of the CO Foothills' serving 18 attendees and one session of 'Being Bear Aware', serving 19 attendees. In addition, Bear Creek staff hosted a table at the fair during County Day and made 246 visitor contacts. Fountain Creek Nature Center staff supported the El Paso County Fair through 4 days of programs titled: Tiny Pond Critter Investigation, Sustainability Heroes, How to Host a Home for Wildlife, and How Does Your Water Flow?

5. Bear Creek Nature Center held two weeks of elementary-age nature camp in July- 'Sun Power', which focused on the importance of the sun for life on earth and 'Coloradan Creatures ' half-day camp in which campers learned about native animals of the Colorado foothills. Both camps had the maximum 30 campers. When asked what makes Bear Creek Nature Camp special, camper parent comments included, "Education in the environment that they can relate to. Friendly, personal, and knowledgeable staff!" and "The setting, amount of time outdoors, not as rushed, smaller groups make Bear Creek camp special. We look forward to returning."
6. Bear Creek Nature Center offered 'Edwin James, First Recorded Man to Climb Pikes Peak.' This natural and cultural history presentation was led by Mark James, Edwin's distant relative and Paula Megorden, nature center naturalist. Twenty participants attended this interesting program that combined natural history and the cultural history of Pikes Peak.
7. Two more great nature camps were completed in July by Fountain Creek Nature Center staff:
 - One middle school camp called Wild Child Adventures and an elementary camp called Next Generation Naturalists. This is the 8th year for this popular camp serving an underserved population—6th, 7th, and 8th graders. Camp includes daily outdoor team challenges, fishing, Invisible Classroom which offers a myriad of choices of nature crafts, and higher level learning. 18 campers, \$2384 revenue, score 5.6. Partners: CPW-archery, Bird Bander Jenyva Fox, Wildlife Foundation-wolf dog presentation, Fountain Creek Flood Control & Greenway District-Watershed presentation, and Sierra Club Water Sentinels-creek water testing.
 - One camp called Next Generation Naturalists served 31 1st-5th graders, \$4165 revenue, score 4.8. Camp focused on daily play in woods, the Wildlife Watcher's Promise Pledge, food webs, scavenger hunts, crafts and songs.
8. The annual outreach at the Fountain Library Reading Party at Metcalf Park in Fountain is always a hit with the 450-500 people who attend the event. We are happy to have collaborated with the Pikes Peak Library District this year, not only at this event, but with Story time and Bookmobile at the nature center. Staff displayed and interpreted local animals using pelts, skulls, scat and tracks; also the Wheel of Fortune for prize giveaways.



COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

PARK OPERATIONS DIVISION MONTHLY REPORT JULY, 2019

Parks Planning

Capital Project Management:

New Santa Fe Regional Trail Hwy 105 – The concrete underpass is in need of repairs including replacement of damaged concrete and clean-out of the creek channel. Staff prepared a request for quote and selected Colorado Flatwork to complete the repairs. The Town of Monument has partnered with the County to provide funding. Concrete was completed in July with railings scheduled for August.

Elephant Rock Open Space - The acquisition process is complete. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing occurred in August 2017. The master plan process has been initiated, with master plan completion due in December 2019.

Pineries Open Space - The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March 2017. The contractor completed design documents in August 2018. Staff completed marking of singletrack trail corridors in July 2018, and Mile High Youth Corp crews completed approximately 1.5 miles of singletrack trail. RMFI completed the final ½-mile of singletrack trail and boardwalk in late-summer 2018, thus connecting to the powerline trail. Mile High Youth Corps and the Rocky Mountain Field Institute will be constructing singletrack trails in April-October 2019. Trailhead construction has been awarded to 53 Corporation, with construction taking place summer and fall 2019. The park is scheduled for opening in November 2019.

Rainbow Falls Historic Site - 2015 FEMA-funded work, resurfacing of a portion of the main trail/service road with road base material, was completed with assistance from the Department of Public Works. Staff prepared an Invitation for Bids (IFB) for the \$345,000 Transportation Enhancement Grant project, and bids were due on March 7. Two bids were received, both considerably over budget. A revised IFB focused on access improvements to the waterfall only



was issued in March and awarded to Avery Asphalt in April, 2018. The site has been reopened. Parks is evaluating different bridge options.

Ute Pass Regional Trail - The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. An extension request was approved by the State allowing additional time to complete construction by December 31, 2019. The Trust for Public Lands has committed \$50,000 towards the project. An on-call contract for professional engineering services was awarded to Michael Baker International to complete final design which was completed in May, 2019. Staff prepared an Invitation for Bid (IFB) to construct the 2/3 mile segment of the trail which will be advertised in June, 2019. A Contract was awarded to Avery Asphalt to complete construction of the trail by December 31, 2019.

El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75 mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC on April 9th to recognize and appropriate the grant funds awarded from the Transportation Improvement Program (TIP) and Transportation Alternative Program (TAP). Staff prepared a Request for Quote (RFQ) for professional engineering and design services in April, 2019. Three quotes were received and Stantec Consulting Services was selected in May, 2019. The Design project will last through 2020 with construction planned afterwards.

Falcon Dog Park - The County received a Great Outdoors Colorado grant to construct the Falcon Dog Park. Improvements include fencing, trails, parking lot, and site furnishings. Staff prepared a Request for Quote (RFQ) to complete the fencing in September, 2018. Three quotes were received and Law Fence was selected to install the fencing. Fencing was completed in December. Park Operations Staff completed construction of the trails and parking lot in January, 2019. Installation of site furnishings and signage was completed in February. The Dog Park was opened on March 15, 2019. A grand opening celebration was held on Saturday, April 20.

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a ball field, multi-use field, parking lot, restroom, playground, landscape improvements, site grading and drainage improvements. The County retained the professional landscape architecture and engineering services of NES, Inc. to complete the final design of the proposed Phase II improvements. NES continues design services with 50% plan review tentatively scheduled for September.

Planning:

City of Colorado Springs Bike Master Plan -Planning Staff is serving on the Technical Advisory Committee for the update of the plan. The final TAC meeting was on August 2 to review the initial draft. The final Master Plan was presented to the City Parks and Recreation Advisory Board in February 2018 and approved by Colorado Springs City Council in April 2018.

Fountain Creek Regional Park Master Plan / Phase I Improvements - Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden was finished spring 2018. Designsapces Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018-2019. All improvements have been completed with new park and directional signage as the only remaining project components, scheduled for completion in summer 2019.

Widefield Community Park Master Plan / Phase I Improvements - The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community

Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. These two grants will fund the installation of exercise equipment, restroom renovation, updated playground and trails, and basketball / pickleball court improvements. Designscales Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall 2018-Summer 2019. Nearly all improvements are complete, including trails, except for the basketball court resurfacing, which will take place in August 2019.

Kane Ranch Open Space Master Plan / Phase I Improvements - The master planning process for the property was initiated in March 2018. The County selected Design Concepts to lead the effort which included stakeholder interviews, public open house, and several site visits taking place in April-June 2018. The Kane Ranch Open Space Master Plan was presented before the Park Advisory Board in July 2018 for endorsement, and was presented to the Board of County Commissioners for final approval in August 2018. Design of the master plan is anticipated to begin Summer 2019, with construction following in 2020.

Regional Open Space Committee - As proposed in the County Strategic Plan, the Planning Division coordinated the formation of a regional open space group, and the first meeting was held on May 18. The purpose is to share information and build partnerships to collectively advance open space conservation projects.

Flood Recovery:

Willow Springs Ponds Embankment Repairs - A contract was awarded to J3 Engineering to complete engineering and design of the creek bank repairs. The design is currently at 90% and was submitted to FEMA for review. FEMA provided concurrence in March, 2019. Final design is under way with construction planned in 2019-2020.

Hanson Trailhead Repairs - A contract for engineering and design was awarded to Bohanna-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA for review. Refinement of the design will continue in 2019. Presentations to the Fountain Creek Watershed and Greenway District were held in April and May, 2019 to discuss a potential partnership. The District reposed favorably and will consider the partnership formally in summer, 2019.

New Santa Fe Trail Repairs - An IFB was advertised in November, 2017 but was canceled after receiving no qualified bids. FEMA approved an extension in August, 2018. An IFB was advertised in October, 2018 with bids due in December. RMC Consultants was selected after a review of two bids. Work commenced in January, 2019 and will be completed by June, 2019. Trail repairs north of the United States Air Force Academy (USAFA) were completed in February, 2019. Trail repairs north of the Northgate Trailhead were completed in March. Trail repairs on the USAFA installation were completed in April. Repairs to the concrete low water crossing were completed in early May, 2019. The project was completed on May 15, 2019.

Black Forest Regional Park (CDBG) - The County applied for excess CDBG-DR funds and was awarded \$790,000 to complete 150 acres of forestry work, 6-miles of trail construction and decommissioning, and construction of drainage improvements in 2019. An IFB to complete drainage improvements was advertised in December, 2018. A contract was awarded to RMC Consultants totaling \$93,330 and work was completed in May, 2019. An IFB to complete forestry work was advertised in February, 2019. A contract was awarded to Front Range Arborist's totaling \$281,100 and work began in May, 2019. An IFB for trail construction was advertised in March, 2019. A contract was awarded to Meridiam Partners totaling \$204,072 with work scheduled to begin in June, 2019. All work must be completed by August, 2019. An extension request was submitted to the State seeking additional time and funds to complete construction.

Other:

Development Permit Application Reviews - Staff reviewed 3 development permit applications in July, to be presented to the PAB for endorsement in August, and provided internal administrative comments for an additional 7 applications.

Staff was approached by the developer of several subdivisions to discuss a reroute of the Woodmen Regional Trail. The reroute would shift the proposed Woodmen Hills Trail from its current proposed location to avoid an existing residential area along Arroya Lane, and route the trail through future open space tracts included within The Ranch and Sterling Ranch subdivisions. The reroute would make connections to proposed non-County trails, parks, commercial centers, and future residential neighborhoods.

Fountain Creek Watershed, Flood Control and Greenway District - Community Services Department Staff continues to serve on the Technical Advisory Committee and Citizens Advisory Group. The committees help develop and implement watershed restoration and enhancement projects.

Geographic Information Systems (GIS) - Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.

Grants for Capital Projects - Planning Staff received a GOCO mini-grant for the Falcon Regional Park dog park and a GOCO planning grant for Kane Ranch Open Space in 2017. A State Trails Grant to construct a segment of the Eastonville and Meridian Ranch Regional Trails through Falcon Regional Park was awarded in March, 2018. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, and was awarded the \$150,000 grant in July 2017. Staff has also submitted and was awarded an \$110,000 grant application to the Colorado Springs Health Foundation for the installation of exercise equipment, updated trails, and basketball/pickleball court improvements at Widefield Community Park. Staff has applied for a \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park.

Internships - The Geography and Environmental Studies Program at UCCS has expressed interest in providing interns to the Planning Division. Staff will coordinate, with a goal of having an intern on board in 2019.

Website - Staff has created the new Planning Division for use in the new El Paso County website design, which launched in April 2018. New pages and content will be created as new projects are initiated.

Park Operations / Miscellaneous Projects

Widefield Park / Fontaine Blvd Tunnel – All bids have been obtained for the drainage repair of the Fontaine tunnel, Blue Ridge Contractors came in with the lowest bid. A purchase order has been generated and approved. Once the PO is received a schedule will be set for installing a concrete overlay to help create positive drainage. Currently the tunnel is flat with no positive drainage. The completion date has been set for August / September.

Baptist Road Trailhead Restroom - Olson Plumbing has tentatively scheduled the conversion from compost style toilets to a standard flush system for the week of August 12th. Once completed, this will be the first time that both restrooms have been open to the public since the

2003 vandalism fire that destroyed most of the men's restroom. Depending on funding, there may be additional renovations to the restrooms which will include new exterior doors, repair of concrete sidewalk, and interior painting.

County Fairgrounds Offices – Blue Ridge Construction has completed construction of the new office / breakroom area in the Exhibit Hall. Construction was completed by July 10th and passed all final inspections. The IT department will be following up by installing new data lines in the office and breakroom. Once IT completes the data line installation, staff will be able to occupy the new space.

Insurance Claims - The roof damage that occurred in the South district during the 2018 hail storms has been completed. Peak View Roofing was contracted to replace the roofs as well as other damage to park facilities - lighting, kiosks, and fencing. The playground at Duckwood also suffered major damage due to the hail storm; materials and labor have been priced for replacement. Once insurance covers the cost, materials will be ordered and a schedule set for repairing the playground. Repairs will be completed before the end of 2019.

El Paso County Fair – Majority of efforts for the month of July were focused on Fair preparation. Electrical and plumbing repairs are a high priority during this event.

Central District:

General Information – July is Fair month and the Central Team designated significant time for County Fair support. Overall the Fair seemed to go very well and our team has been busy catching up on high frequency maintenance tasks.

Bear Creek Regional Park – Seasonal staff hiring continues to be a challenge leaving little time for fulltime staff to complete projects. Our team is focused on maintenance tasks and providing excellent customer service to our guests. We have made time to keep several projects moving forward and have completed several others.

Phase 2 fire mitigation efforts along Bear Creek are complete and a local contractor was secured to complete 12 acres of mitigation work along the southwest property boundary.

Staff is currently busy with tree pruning efforts along the Bear Creek Terrace entrance road and parking areas. We hope to have all areas pruned by the end of July and look forward to increased visibility in high traffic areas.

Above average rainfall is causing natural areas to grow at above average rates. Much time is being designated to mowing and trimming.

There is a downward trend with illegal camping, but staff remains vigilant with posting and removing camps in a timely manner. Two camps have been removed during this report period.

Bear Creek Dog Park – The Park is experiencing a large volume of guests and staff continues to commit significant effort with trash removal and facility cleaning

Staff has designated additional time for mowing natural areas and repairing erosion damage to the main loop trail.

We are developing the RFQ documentation for the perimeter fence replacement along the north and east side of property.

Rainbow Falls Historic Site – The graffiti removal contractor is onsite and has completed roughly 50% of phase one removal. We hope that phase one will be completed over the next few weeks.

Staff secured a fence contractor to install a security fence along the Manitou Avenue Bridge. Fence material will take a few weeks to arrive and installation will take place once materials are received.

Downtown Facilities – Staff is busy with mowing, spraying, landscape bed maintenance, trash removal and overall landscape improvements.

Staff repaired mainline breaks at the CSC and CJC facilities.

Jones Park – We have contracted with RMFI to visit the site three times through the remainder of 2019 and provide detailed reports. Staff continues to work through the master planning process.

Ute Pass Trail – Staff completed box blading and mowed all trail aprons.

East District:

County Fairgrounds – The East District team hosted the 2019 El Paso County Fair during the month of July. This is the largest special event of the year for the East District and the Park Operations Division. Significant planning, preparation, and setup are required to host a successful event. Overall, the event was a success and staff is focusing on getting the fairgrounds back into shape for August rentals. The other priority for staff is assessing our needs in the external parks and addressing maintenance needs.

North District:

General Information – North District designated time and provided support for the El Paso County Fair. Significant rainfall during the month of July has caused erosion along many trails, roads, and parking lots in the North District.

Fox Run Regional Park – Fox Run Regional Park has received considerable amounts of rain this month. Staff has been repairing eroded and washed out roads, parking lots, and trails, as well as flooded restrooms, pavilions, and playgrounds. Our team has also been digging out sediment drop boxes, bridges, and plugged culvert pipes. This has been an ongoing process due to multiple storms.

Repairs have been made to the irrigation pump station cistern that was leaking from the electrical conduit in the wall. Staff repaired a 20' section of lateral irrigation pipe that broke in Pine Meadows area. The irrigation controllers and antennas recently received upgrades, but we are struggling to connect them to a wireless signal due to poor cell phone reception in Fox Run. We are currently reviewing new locations for the antennas.

El Paso County Wildland Fire has continued mitigation efforts south of the maintenance shop.

North District team hosted a volunteer day with Wells Fargo to help mitigate the park, remove invasive weeds, and transplant seedlings to the other parks affected by the fire. An Eagle Scout completed another project by installing a new kiosk next to the Pine Meadows athletic field.

Black Forest Regional Park – Black Forest Regional Park has also received significant rain this month. The North team has been repairing eroded roads, parking lots, and trails, as well as plugged culvert pipes.

Front Range Arborist has completed the removal of the burned trees and is currently planting trees and shrubs throughout the areas that trees were removed. Meridiam Partners continues trail building throughout the north portion of the park. The recent storms have affected the new trails and modifications are being made to help reduce erosion.

Irrigation controllers and antennas recently received upgrades and we are struggling to connect them to a wireless signal due to weak cell phone reception in the park. Staff continues working with the irrigation representative to resolve these issues.

Pineries Open Space – Staff continues to monitor and clear the forestry road of fallen trees to access the eastern boundary.

New Santa Fe Regional Trail – Significant rainfall has caused damage and erosion to numerous areas along the trail. Staff continues to assess and focus on safety concerns prior to other repairs. With more rain in the forecast, focus is also being placed on reducing additional damage.

The Sertoma Club held a volunteer event which included painting the south lightning hut, removing undesirable vegetation, and pruning landscape beds.

Black Forest Section 16 – Staff continues to repair damaged and eroded roads and parking lots, trails, and plugged culvert pipes.

Hodgen Road Trail – Staff continues repairing trail erosion.

South District:

General information- South District's main focus during July was to support the County Fair, irrigation maintenance, turf fertilization, weed control, and public water system testing and inspection requirements.

The South team also hired a third seasonal employee to help out with seasonal maintenance needs.

Fountain Creek Regional Park – Staff completed a significant amount of irrigation maintenance and hardscape vegetation control throughout the park. The current turf conditions reflect the hard work staff has done with irrigation and fertilization, as it has continued to improve year after year.

The Demonstration Garden project is nearing completion. Staff installed a memorial bench and walking trails were added to connect the demonstration garden to the regional trail. The walking trails will provide easier access and encourage citizens to view the gardens. Anticipated project completion date is fall 2019.

The Community Garden has experienced an increase in interest and usage in the past couple months. The garden plots in the north garden are near capacity and construction of the south garden plots will be considered once all the north garden plots are being utilized.

The new toddler playground safety surfacing has been replaced and the playground has been re-opened for kids to enjoy.

Staff completed the water well meter testing and reporting to State Division of Resources. These tests are required by the State every four years.

Fountain Creek Nature Center – Staff conducted tree maintenance around the Nature Center and removed debris from the large pond. New hand soap dispensers were also installed in the public restrooms. We also worked on public water system issues.

Willow Springs Ponds – Staff performed trail maintenance, tree trimming and vegetation control within the park. One of the large pavilions had to be closed due to extensive damage from a very unique vehicle accident. The vehicle was traveling westbound on Mesa Ridge Parkway, passed through the eastbound lanes and into the park damaging the pavilion, trash cans, and picnic tables. Fortunately, no injuries occurred and the pavilion was unoccupied at that time. County staff is working through the insurance claim process and obtaining quotes to replace the pavilion.

Widefield Community Park – The South team prepared the Disc Golf Course for an annual regional tournament which was a great success. Staff also focused efforts on irrigation maintenance and upgrades, 20 irrigation heads were replaced that were not functioning properly.

Fountain Creek Regional Trail – Staff continued mowing operations along the regional trail corridors and completed a major mowing project north of Maxwell trailhead to help reduce hiding areas for homeless.