

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

Park Advisory Board

Meeting Agenda

Wednesday, March 10, 2021 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Skyline at Lorson Ranch PUD Development Plan and Preliminary Plan	Ross Williams	Endorsement
B. Cloverleaf Subdivision Filing No. 1 Final Plat	Ross Williams	Endorsement
C. The Trails at Aspen Ridge PUD Development Plan and Preliminary Plan Amendment	Ross Williams	Endorsement

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
7. Information / Action Items		
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the February 10, 2021
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Ed Hartl, Chair
Alan Rainville, Vice Chair (via Skype)
Anne Schofield, Vice Chair (via Skype)
Julia Sands de Melendez (via Skype)
Terry Martinez (via Skype)
Jim Cassidy
Toby Levin
Kiersten Steel

Staff Present:

Tim Wolken, Community Services Director
Brian Bobeck, Park Operations Division Manager
Greg Stachon, Landscape Architect
Ross Williams, Park Planner
Dana Nordstrom, Community Outreach Coordinator
Kyle Melvin, Assistant Park Operations Division Mgr.
Nathan Robinson, North District Supervisor
Nancy Bernard, Fountain Creek Nature Center Supervisor
Mary Jo Lewis, Bear Creek Nature Center Supervisor

Absent: Susan Jarvis-Weber

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 Ed Hartl, Chair.
2. Approval of Agenda: **Toby Levin made a motion to approve the meeting agenda. Julia Sands de Melendez seconded the motion. The motion carried 7 - 0.**
3. Approval of Minutes: **Julia Sands de Melendez made a motion to approve the January 13, 2021 meeting minutes. Alan Rainville seconded the motion. The motion carried 7 - 0.**
4. Introductions and Presentations:

A. 2020 Partner in the Park Presentation

Dana Nordstrom presented the 2020 Partner in the Park awards to the following recipients:

- Robert & Ellen Hostetler for Fox Run Regional Park
- GE Johnson (Stella Hodgkins) for Bear Creek Regional Park
- Heuberger Subaru (Alex Gauthier) for Bear Creek Dog Park
- Heuberger Subaru (Alex Gauthier) for Fox Run Dog Park
- Gold Hill Mesa (Stephanie Edwards) for Bear Creek Nature Center
- The Scott Lauther Foundation (Wendy Kinney) for Bear Creek Nature Center
- Olson Plumbing & Heating (Mike Bukowski) for Fountain Creek Nature Center
- Tender Care Veterinary Center (John Amen) for Falcon Dog Park
- InTouch Home Team (Bill Mills) for Bear Creek Regional Park EAST
- Dapper Dan Homes (Dan Scogin) for Widefield Community Park

RECORD OF PROCEEDINGS

Staff outlined a list of completed projects that were made possible through the Partners in the Park donations. The Park Advisory Board thanked the donors for their generous support of the park system.

(Anne Schofield joined the meeting at 1:50 p.m.)

5. Citizen Comments:

Cory Sutela, Executive Director of Medicine Wheel Trail Advocates, thanked the Park Advisory Board for their service. He also thanked Dana Nordstrom for coordinating the Friends Group meeting last week. Finally, Mr. Sutela thanked staff for coordinating a Bear Creek Watershed Roundtable meeting prior to the Jones Park Master Plan being considered by the Park Advisory Board.

Susan Davies, Executive Director of the Trails and Open Space Coalition, provided an update on the potential extension of the City of Colorado Springs's TOPS tax. It has been determined that potential revisions to the length of ballot language should be considered first to allow for more comprehensive ballot language regarding the extension of the TOPS tax.

Judy von Ahlefeldt provided an overview of the Cherokee Trail project.

6. Development Applications:

A. **Solace Phase I Final Plat**

Greg Stachon provided an overview of the Solace Phase I Final Plat.

Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Solace of Colorado Springs Phase I Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$109,278 and urban park purposes in the amount of \$69,030 which will be due at recording of the final plat. Jim Cassidy seconded the motion. The motion passed 8 – 0.

B. **Claremont Ranch Sketch Plan Amendment & Preliminary Plan**

Greg Stachon provided an overview of the Claremont Ranch Sketch Plan Amendment & Preliminary Plan and addressed questions by the Board.

Jim Cassidy recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Claremont Ranch Sketch Plan Amendment: (1) revise open space calculations so that the detention pond is not counted towards the open space total, (2) request that the applicant develop recreational amenities for use by residents. (3) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of future final plats. Alan Rainville seconded the motion. The motion passed 8 – 0.

Toby Levin recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Claremont Ranch Preliminary Plan: (1) revise open space calculations so that the detention pond is not counted towards the open space total, (2) request that the applicant develop recreational amenities for use by residents. (3) require fees in lieu of land dedication for regional park purposes in the amount of \$38,180 and urban park purposes in the amount of \$24,070. Alan Rainville seconded the motion. The motion passed 8 – 0.

Commissioner Stan VanderWerf provided an overview of the El Paso County Master Plan and encourage citizens to participate in the public input process. Commissioner VanderWerf also announced the APEX mountain bike race will return to El Paso County in 2021.

C. Paint Brush Hills Preliminary and Final Plat

Greg Stachon provided an overview of the Paint Brush Hills Preliminary and Final Plat and answered questions by the Board.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Paint Brush Hills Filing No. 14 Final Plat: (1) Provide to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroya Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat; (2) The developer will relocate the proposed storm facility from Tact A to allow the trail to be constructed on the trail easement or provide the trail easement through lots 24-30. (3) require fees in lieu of land dedication for regional park purposes in the amount of \$130,293 and urban park fees in the amount of \$82,305. 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 Final Plat. Toby Levin seconded the motion. The motion passed 7 – 0 - 1 with Jim Cassidy abstaining.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Paint Brush Hills Filing No. 14 Final Plat: (1) Provide to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroya Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat; (2) The developer will relocate the proposed storm facility from Tact A to allow the trail to be constructed on the trail easement or provide the trail easement through lots 24-30. (3) require fees in lieu of land dedication for regional park purposes in the amount of \$130,293 and urban park fees in the amount of \$82,305.

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 Final Plat. Toby Levin seconded the motion. The motion passed 7 – 0 -1 with Jim Cassidy abstaining.

D. The Hills at Lorson Ranch Filing No. 1 Final Plat

Ross Williams provided an overview of The Hills at Lorson Ranch Filing No. 1 Final Plat and addressed questions by the Board.

Jim Cassidy recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Hills at Lorson Ranch Filing No. 1 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$236,440 and urban park purposes in the amount of \$149,060. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the Filing No. 1 Final Plat. Anne Schofield seconded the motion. The motion passed 8 – 0.

E. Grandwood Ranch Final Plat

Ross Williams provided an overview of the Grandwood Ranch Final Plat and addressed questions by the Board.

Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Grandwood Ranch Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$22,416. Julia Sands de Melendez seconded the motion. The motion passed 8 – 0.

7. Information / Action Items:

A. Santa Fe Open Space Master Plan

Ross Williams provided an overview of the Santa Fe Open Space Master Plan. The Santa Fe Open Space Master Plan process began in December 2019 with the establishment of a Master Plan Team. The planning process provided a means of synthesizing technical, science-based information, combined with the needs and desires expressed by the public, in the form of a written and graphic Master Plan.

The combination of public input and technical analysis led to the development of goals and recommendations for the future of the Santa Fe Open Space. Highlights of the Master Plan include a multi-use stacked loop trail system consisting of Tier I, III, and IV (singletrack) trails, overlooks, interpretive displays, benches, information kiosks, and trail wayfinding signage.

Judy von Ahlefeldt and Susan Davies commented on the draft Master Plan.

Kiersten Steel moved to endorse the draft Santa Fe Open Space Master Plan and recommend adoption to the El Paso County Board of County Commissioners,

subject to refinement during the public hearing and adoption process. Julia Sands de Melendez seconded the motion. The motion passed 8 - 0.

B. Park Advisory Board Membership

Tim Wolken stated that Julia Sands de Melendez's second term on the Park Advisory Board will end in May, 2021 and Julia is not eligible for reappointment. He thanked Julia for her outstanding service and stated that staff will launch on recruiting a new District #1 representative.

8. Monthly Reports:

9. Board/Staff Comments:

10. Adjournment: **The meeting adjourned at 3:42 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Skyline at Lorson Ranch PUD Development Plan and Preliminary Plan

Agenda Date: March 10, 2021

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of Skyline at Lorson Ranch PUD Development Plan and Preliminary Plan. The project site is located along the northern edge of the larger Lorson Ranch development and next to the overhead power line corridor.

The site consists of 15.76 acres and includes 85 single-family residential lots on 7.72 acres, open space tracts totaling 3.75 acres, and public rights-of-way totaling 3.58 acres. This site is currently zoned RLM (Residential Low/Medium 4-6 DU/Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment which was approved on April 21, 2016.

Open Space dedications total 3.75 acres, or 23.8% of the project site which meets the minimum 10% dedication for PUD zoning. This includes tracts along the overhead power line corridor, tracts along Grayling Drive, tracts for site detention, and tract for a proposed neighborhood park along Sora Street.

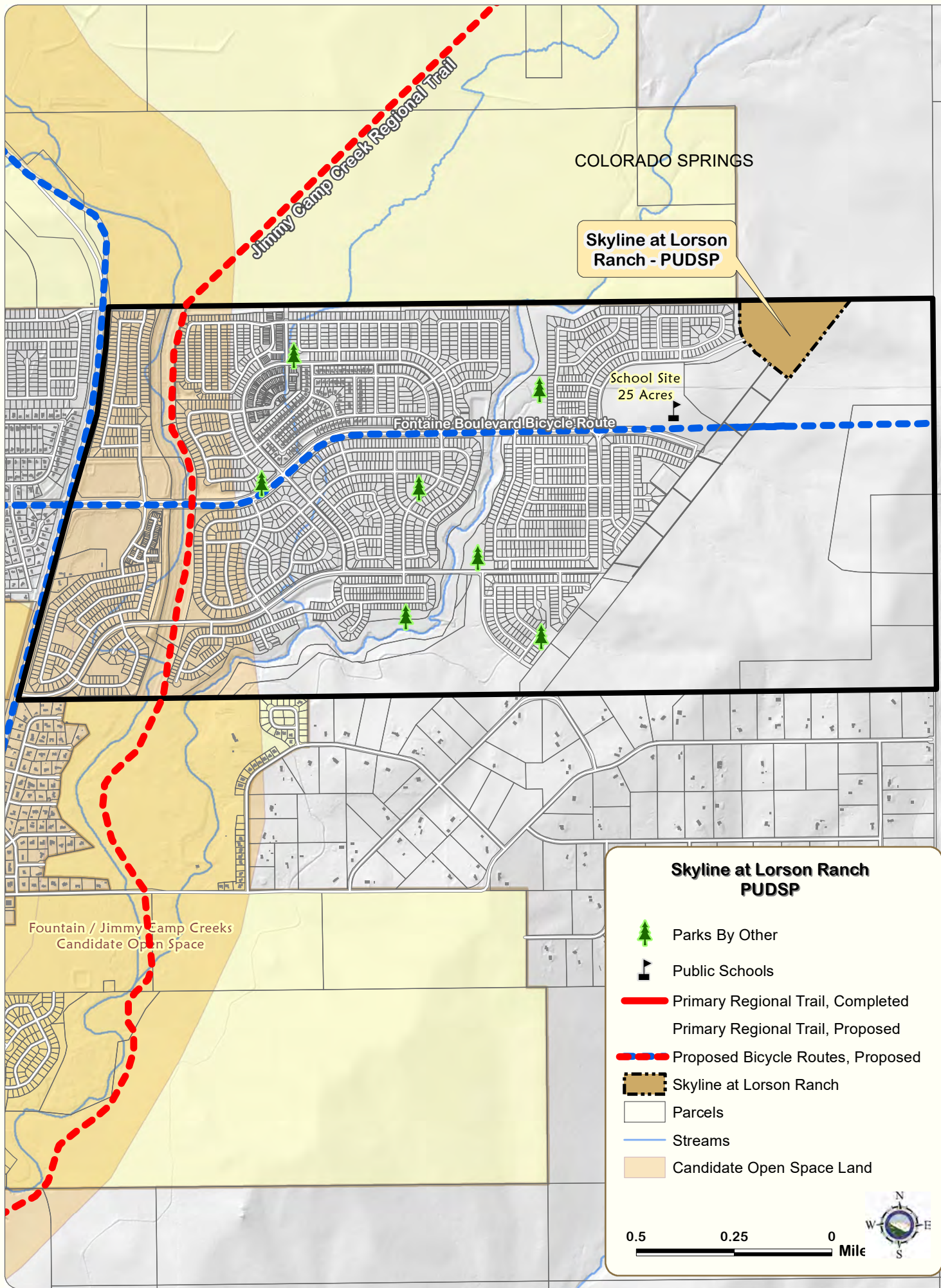
The El Paso County Parks Master Plan shows no County regional trails or bicycle routes within the project area. The Fontaine Blvd Bicycle Route is located 0.38 miles south of the project area and the Jimmy Camp Creek Regional Trail is 1.50 miles west. A non-county trail is located along the adjoining overhead power line corridor which connects to the larger trail network with the Lorson Ranch development.

As no trail easement or park land dedications are required for this application, staff recommends regional and urban park fees in lieu of land dedication for regional or urban park purposes. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of the forthcoming final plat(s).

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Skyline at Lorson Ranch PUD Development Plan and Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of

\$39,100 and urban park purposes in the amount of \$24,650 will be required upon recording of the forthcoming final plat(s). A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of the forthcoming final plat(s).



Development
Application
Permit
Review



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

February 18, 2021

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:	Skyline at Lorson Ranch - PUDSP	Application Type:	PUDSP
PCD Reference #:	PUDSP212	Total Acreage:	15.76
		Total # of Dwelling Units:	85
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	13.48
Lorson, LLC	Matrix Design Group	Regional Park Area:	4
212 N. Wahsatch Ave	2435 Research Parkway	Urban Park Area:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 85 Dwelling Units = 1.649		Neighborhood:	0.00375 Acres x 85 Dwelling Units =	0.32
Total Regional Park Acres: 1.649		Community:	0.00625 Acres x 85 Dwelling Units =	0.53
		Total Urban Park Acres:		0.85
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 85 Dwelling Units =	\$9,690
\$460 / Dwelling Unit x 85 Dwelling Units = \$39,100		Community:	\$176 / Dwelling Unit x 85 Dwelling Units =	\$14,960
Total Regional Park Fees: \$39,100		Total Urban Park Fees:		\$24,650

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Skyline at Lorson Ranch PUDSP: Require fees in lieu of land dedication for regional park purposes in the amount of \$39,100 and urban park purposes in the amount of \$24,650. 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.

Park Advisory Board Recommendation:

**SKYLINE AT LORSON RANCH
LETTER OF INTENT
Planned Unit Development, Preliminary Plan, Early Grading, Roadways
& Wet Utilities**

January 18, 2021



PREPARED FOR:

Lorson LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920



Owner/ Applicant: Lorson LLC et/ al
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200

Developer: Challenger Homes
8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920
Office: (719) 598-5192

Planner: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Office: (719) 575-0100

Civil Engineer: Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
Office: (952) 303-4212

Tax Schedule No: 5500000403, 5513300002, 5513310105

Site Location, Size, Zoning:

Matrix Design Group, on behalf of the owner and future developer, is respectfully submitting development applications for Skyline at Lorson Ranch to include a combined PUD Development Plan/ Preliminary Plan, request for early grading, and request for early construction of utility mains. The site is 15.764 acres with 85 single family detached residential lots located within the north eastern portion of Lorson Ranch and is a continuation of the Lorson Ranch development. The site is currently zoned RLM (Residential Low/ Medium 4-6 DU/ Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment (SKP-15-001) approved April 21, 2016. The proposed PUDSP application submittal includes 85 new single family lots on 15.764 acres for a density of 5.39 DU/ Acre.

The site is bordered by existing construction for Lorson Ranch East Phase 3 to the west, vacant Lorson Ranch property to the south (future project known as the The Hills at Lorson Ranch), and an existing 325' wide overhead electric power line easement to the east. The proposed development site is additionally bordered by vacant PUD zoned property to the north. The parcel that makes up this submittal is vacant with no existing buildings, structures or facilities. The site contains no natural drainage ways or significant natural features.

Request & Justification:

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan (PUDSP); a Pre-Development Early Grading Request; installation of wet utility;

request for administrative review of future final plats; and request for findings of water sufficiency as part of this PUDSP submittal. The necessary public rights-of-way for any public roadways will be provided for review and approved for use with the final plat for Skyline at Lorson Ranch. 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 plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. The site is quite small and grading operations are expected to be minimal, therefore the request for early grading will permit grading operations to begin upon approval of the PUD/ Preliminary Plan and prior to recording the Final Plat. This will allow greater flexibility for the minimal grading effort as well as maximizing the efficiency of heavy equipment mobilized within the overall Lorson Ranch project. Early installation of wet utilities is also being requested for the main trunk lines within residential roadways since these roadways are essential to the sequencing of future lot construction.

The proposed PUDSP illustrates 85 new detached single-family residential units on 15.764 acres for a density of 5.39 DU/ Acre. The PUDSP also indicates 3.75 acres of open space and landscape area; 0.706 acres of existing pump station easement which will be platted and dedication to the Widefield Water and Sanitation District; and 3.58 acres of new public streets right-of -way. The site layout incorporates a mix of lot depths but generally 35' x 85' (2,975 SF) minimum. This lot size incorporates a single car garage product recently included with previous Lorson Ranch development further increasing affordable housing options within the community. All streets shall be public, permitting on-street parking, with corner lots for all unit types designed with additional corner lot width to accommodate sight distance and sidewalk requirements. In addition to the on-street parking, each lot will provide a full-length driveway for off-street parking. There shall be no direct access to any arterial or collector streets. Fontaine Blvd. as well as Lorson Blvd. are designed to handle existing and proposed traffic expected to be developed within the Lorson Ranch community. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Lorson Ranch development, open space and community connections are planned providing access to open space corridors such as Jimmy Camp Creek to the west, a pocket park and the adjoining neighborhoods. This is achieved through planned trails through open space tracts, internal sidewalks, and the existing utility/ powerline easement. The Skyline at Lorson Ranch will be completed in one phase due to utility infrastructure needs. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

As with previous Lorson Ranch developments, Lorson Ranch East will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW's issues with previous agreements remaining in effect.

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 PUDSP sets forth the stated purpose of the PUD Zoning and Preliminary Plan Criteria through illustrated detailed use design, dimensional and development standards, utility connections, landscaping and other important site improvements.

The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as a 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 Water Master Plan, Master Plan for Mineral Extraction, 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 water use, density, buffers, transitions, and infrastructure where no small area plan exists. Skyline at Lorson Ranch PUDSP meets the requirements of these planning tools as outlined in more detail within the sections below.

The Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001) illustrates the proposed PUDSP area as RLM (Residential Low/ Medium) with a permitted density of 4-6 DU/ Acre. The PUDSP submitted with this application remains consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 85 new single family lots on 15.764 acres for a density of 5.39 DU/ Acre.

The proposed property is suitable for the intended use and the use is compatible with both the existing and allowed land uses on the neighboring properties to the east, west and south consisting of single family residential or open space. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space. There are no areas of significant historical, cultural or recreational features found on site.

The project has been designed to not be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet.

The proposed PUDSP will not have a negative impact upon the existing and future development of the area, but rather continue with the planned sequencing of phasing and development. This 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 single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance and are adequately sized to meet the demands of this phase and other future phases. A



sufficient water supply has been acquired from the Widefield Water & Sanitation District and can provide the water necessary for the proposed 85 units. 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 space areas and extending existing utility services already approved and in place, Skyline at Lorson Ranch supports *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.*

A "Geology and Soils Report, Skyline at Lorson Ranch, El Paso County, Colorado" (RMG-Rocky Mountain Group, January 15, 2021) is included with the submittal package. As part of this report, 6 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils, bedrock, and radon. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

2003 Highway 94 Comprehensive Plan

Per the Highway 94 Comprehensive Plan Map 8.1, the Skyline at Lorson Ranch is within Sub-Area 4 of the 2003 Highway 94 Comprehensive Plan.

Sub-Area 4 is characterized as the Colorado Centre and calls for higher intensity land uses that will blend with the existing Colorado Springs character. This proposal meets several of the Highway 94 plan's goals, including:

-Goal 1. Guide growth in a manner that respects the emerging needs of the community....:

Lorson Ranch provides valuable and affordable housing to the Fountain Valley area. Lorson Ranch also provides housing along existing major transportation corridors such as Marksheffel Rd.

-Goal 2. Achieve a desirable and efficient use of the land while enhancing the physical environment through functional and compatible land use configurations:

This site was previously approved for residential uses and this PUDSP continues the existing pattern of residential development.

-Objective 2.2: Ensure that the nature and intensity of proposed development are consistent with the Land Use Map and Sub-Area scenarios:

-Goal 3. Ensure that residential development is appropriate for the Planning Area:

Skyline at Lorson Ranch continues the existing development pattern already approved, built, and thriving elsewhere in Lorson Ranch.

EL PASO COUNTY WATER MASTER PLAN:

Skyline at Lorson Ranch is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Lorson Ranch filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within Skyline at Lorson



Ranch. The WWSD has provided an intent to serve commitment letter for Skyline at Lorson Ranch. Skyline at Lorson Ranch will seek the Colorado State Engineer's sufficiency of water finding for both quantity and quality as part of this PUDSP permitting administrative review of future final plats.

Skyline at Lorson Ranch is located in Pressure Zone 6 (upper zone). WWSD has an existing 16" diameter potable water main in Grayling Drive and a Booster Station (Rolling Hills Booster Pump Station) located on the north side of Grayling Drive east of Lamprey Drive. In addition, a 12" water main is constructed from Lorson Ranch to an offsite water tank (Rolling Hills Tank) which will serve this development.

The WWSD has a regional lift station south of Lorson Ranch at Marksheffel Road and Mesa Ridge Parkway that will be used to provide wastewater gravity service to Lorson Ranch. Existing sanitary sewer has been stubbed out to this site from Lorson Ranch East and will provide gravity sewer service to the site.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three year average demand is 2615 ac-ft per year which is 49.6% of the existing physical supply. The WWSD collects and treats wastewater from users within its service area at the WWSD treatment plant located near Hwy 16 and Fountain Creek. The treatment plant has a current hydraulic capacity of 2.14 MGD. Currently, the plant is operating at a three year average loading of 1.67 MGD which is roughly 78% of capacity.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single family lot. This subdivision also includes irrigation for landscaping (0.58 acres) which has been estimated at 5 single family equivalents. The new water commitments are 31.50 ac-ft per year for the 85 lots and the landscaping (5sfe). Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected. Based on the wastewater loading, the total wastewater load projected for this site is 0.017425 MGD for the 85 lots.

The Widefield Water and Sanitation District has an excess capacity in their existing water supply system to serve this subdivision. The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.47 MGD of wastewater effluent. The proposed development will only contribute an additional 0.0178 MGD of flow to the existing plant. The proposed development is within the limits of the District's ability to serve it both with water and wastewater collection.

In addition, Skyline at Lorson Ranch meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

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 ‘Valley Fill’ containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. The proposed project does not contain any mineral deposits of commercial value.

Total Number of Residential Units, Density, and Lot Sizes: 85 Single-Family Detached Residential Units for a density of 5.39 DU/ Acre. The site layout includes a minimum residential lot size: 35’ x 85’ (2,975 SF).

Total Number of Industrial or Commercial Sites:

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

Phasing Plan and Schedule of Development:

Skyline at Lorson Ranch will be developed as a single phase due to necessary utility commitments and infrastructure connections.

Areas of Required Landscaping:

The proposed PUDSP includes landscape design and streetscape planting requirements for the streetscapes along a portion of Grayling Drive well as for the proposed pocket park area. The landscape design includes a mix of deciduous and evergreen trees with varying ground plane treatments for passive and active play areas. There are no landscape waivers being requested at this time.

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

Per the EPCLDC, 1.58 acres or 10% of the total site area of open space is required within the PUD zoning district. The PUDSP proposes 3.75 acres of open space, landscape area, and pocket parks totaling 23.8% of the overall site acreage. The 3.75 acres of open space tracts includes open space and landscape area as illustrated on the landscape plans. The open space tracts may include elements such as landscaping, existing natural open space to remain, trails, pocket parks and pedestrian sidewalks. The total open space provided with this application is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment.

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed pocket park. Any Park Lands Agreement will be coordinated during the Final Plat process.

Types of Proposed Recreational Facilities:

While there are no major recreational facilities such as large playfields proposed within Skyline at Lorson Ranch, the project site is proposing a neighborhood pocket park and pedestrian connections to existing trail systems within Lorson Ranch East.

Traffic Engineering:

Vehicular access and street layout shall be as illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. The applicant requests that platted lots within Skyline at Lorson Ranch be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution.

Skyline at Lorson Ranch includes the continuation of one collector roadway, the northward extension of Grayling Drive. Grayling Dr. is being shown as extending to the northern property line of Lorson Ranch for a future connection with adjacent parcels.

Proposed Services:

- | | |
|-----------------------|---|
| 1. Water/ Wastewater: | Widefield Water and Sanitation District |
| 2. Gas: | Black Hills Energy |
| 3. Electric: | Mountain View Electric |
| 4. Fire: | Security Fire Protection District |
| 5. School: | Widefield District #3 |
| 6. Roads: | El Paso County Road and Bridge |
| 7. 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 '08041C0976G' effective date December 7, 2018.

Site Geology: RMG has provided a Geology Soils Report with this submittal. This report has identified any 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. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help 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 Skyline at Lorson Ranch community with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that the application will have significant impacts on wildlife in the area.

PUDSP Modifications:

1) 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 a collector roadway 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;
N/A
- Provision of additional open space;
The Skyline at Lorson Ranch is proposing 3.71 acres of open space, landscape area, and pocket parks totaling 23.5% of the site acreage. This is more than double the requirement set forth in the EPCLDC, at which 1.58 acres or 10% of the total site area of open space is required within the PUD zoning district.
- 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 Skyline at Lorson Ranch is proposing 3.71 acres of open space, landscape area, and pocket parks totaling 23.5% of the site acreage. This is more than double the requirement set forth in the EPCLDC, at which 1.58 acres or 10% of the total site area of open space is required within the PUD zoning district. The project also incorporates increased landscape setbacks along Grayling Drive.*

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. Applying this standard would prevent the use of the small lots 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 smaller lot sizes 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. Applying this standard would prevent the use of the small lots 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 development.
- 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. The intersection spacing as shown at the intersections of Garganey Lane & Grayling Drive and Woodrat Way & Grayling Drive is 160' centerline to centerline. This includes increased landscape setbacks along Grayling Drive.
- 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 cost. All public roads 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.

2) PEDESTRIAN RAMPS AT 4-WAY INTERSECTIONS

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 2.5.2.(C2)

Specific Criteria from which modification is sought:

Pedestrian ramps at 4-way intersections.

Proposed nature and extent of modification:

Allow only two pedestrian ramps to be constructed at the T-intersection of Garganey Lane and Sora Street; allow only six pedestrian ramps to be constructed at Sora Street and Woodrat Way; and allow only three pedestrian ramps to be constructed at the T-intersection of Sora Street and Woodrat Way.

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;
All three of the intersections are in proximity of another intersection with all ramps installed as required. Installation of all corner ramps at these three intersections is not feasible as the grading cannot meet ADA requirements along the ADA curb returns. However, the intersections are providing multiple access points and does not limit pedestrian movements.
- Provision of additional open space;
N/A
- 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.
Sufficient open space and pocket park areas are being provided for throughout the development.

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.

N/A.

- 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.

The three intersections are in close proximity of other intersections with all the required ramps constructed. Installation of all corner ramps at these three intersections is not feasible as the grading cannot meet ADA requirements along the ADA curb returns. However, the intersections are providing different access points and does not limit pedestrian movements.

- 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 due to grading concerns and inability to meet ADA requirements.

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.
- The modification will achieve the intended result with a comparable or superior design and quality of improvement;
Elimination of ramps at each of the intersections will not impede pedestrian movements and will result in safer pedestrian crossing due to inability to meet ADA slope requirements.
- The modification will not adversely affect safety or operations;
Pedestrian crossings will be safer and will not impact pedestrian movements.
- The modification will not adversely affect maintenance and its associated cost; and
Maintaining fewer pedestrian ramps will be less expensive.
- The modification will not adversely affect aesthetic appearance.
Fewer pedestrian ramps will not visually affect the intersection's appearance nor prevent adequate, safe pedestrian movements.

SKYLINE AT LORSON RANCH

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 85 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

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 SKYLINE AT LORSON RANCH 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 SKYLINE AT LORSON RANCH 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 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 OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THEN 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:

- REFER TO APPROVED LORSON RANCH DEVELOPMENT AGREEMENT #6, AS AMENDED, BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS FOR DEVELOPMENT INFORMATION.
- NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
- ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WIDFIELD WATER & SANITATION DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
- ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACKS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
- PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
FRONT: TEN FEET (10)
SIDE: FIVE FEET (5)
REAR: TEN FEET (10)
- ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNATED FOR PUBLIC UTILITIES AS REQUIRED.
- STREET LIGHTS SHALL BE APPROVED BY EPC PCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH AND THE LORSON RANCH DESIGN GUIDELINES.
- FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR LORSON RANCH.
- INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR YARDS. FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE.
- NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- NEW SIDEWALKS ARE TO BE 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PUD/PRELIMINARY PLAN.
- INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE.
- 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.
- 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 PLAN 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 SIDEWALKS.

STREETS:

- ALL STREETS SHALL BE PUBLIC AND 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.
- LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.
- STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
- BASED UPON FUTURE NOISE STUDIES ILLUSTRATING MITIGATION TO BE NECESSARY, ANY REQUIRED SOUND WALLS SHALL BE CONSTRUCTED AS DEVELOPMENT OCCURS AND WILL FOLLOW UNIT DEVELOPMENT ALONG FONTAINE BLVD. THE NOISE WALL WILL BE LOCATED ALONG THE BACK OF LOTS WITHIN THE LANDSCAPE SETBACK/ BUFFER TRACTS. A NEW NOISE STUDY MAY BE REQUIRED PRIOR TO AMENDING, DOWNSIZING, OR REMOVING ANY REQUIREMENT FOR NOISE WALLS.
- URBAN LOCAL RESIDENTIAL KNUCKLE DESIGN TO BE PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL KNUCKLE DETAIL FIGURE SD 2-77.

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 LORSON RANCH METRO DISTRICT COR'S AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES. PLEASE VISIT: WWW.LORSONRANCH.COM FOR MORE INFORMATION REGARDING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 SW 1/4) AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING ALL OF TRACT B, "LORSON RANCH EAST FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 220714474 IN THE EL PASO COUNTY RECORDS AND A PORTION OF THE PARCEL DESCRIBED IN A BARGAIN AND SALE DEED RECORDED UNDER RECEPTION NO. 204201653 IN THE EL PASO COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13, SAID POINT BEING ON THE NORTH LINE OF "LORSON RANCH EAST FILING NO. 3";
THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 32.00 FEET TO THE NORTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 3";
THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 1,206.87 FEET TO THE WESTERLY LINE OF THE 225 FOOT WIDE EASEMENT AS RECORDED IN BOOK 2030 AT PAGE 238 OF THE EL PASO COUNTY RECORDS;
THENCE S38°22'41"W ALONG SAID WESTERLY LINE 1,158.91 FEET;
THENCE N52°01'21"W A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS;
THENCE N38°22'41"E ALONG SAID LINE, 2.00 FEET;
THENCE N52°01'21"W A DISTANCE OF 254.47 FEET TO A POINT OF CURVE;
THENCE 213.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 22°59'49", THE CHORD OF 212.50 FEET BEARS N40°3'12"W;
THENCE N07°28'57"E, NON-TANGENT TO THE PREVIOUS COURSE, 33.43 FEET; THENCE N22°54'14"W A DISTANCE OF 56.00 FEET;
THENCE N67°31'41"W A DISTANCE OF 30.77 FEET TO THE EAST LINE TRACT B, "LORSON RANCH EAST FILING NO. 3"; THENCE S17°09'24"E A DISTANCE OF 0.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B;
THENCE S72°50'06"W ALONG THE SOUTH LINE THEREOF 77.00 FEET TO THE EAST LINE OF TRACT A, "LORSON RANCH EAST FILING NO. 3" THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES;
1. THENCE 141.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 13°19'48", AND A CHORD OF 141.60 FEET WHICH BEARS N10°29'59"W;
2. THENCE N08°18'15"E A DISTANCE OF 76.43 FEET;
3. THENCE N00°52'02"W A DISTANCE OF 223.62 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13;

THENCE N89°32'23"E ALONG SAID SOUTH LINE 32.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 686.691 S.F. (15.764 ACRES MORE OR LESS).

BASIS OF BEARINGS:

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 13 WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "NOLTE, T15S R65W, C1/4 S13, 2005, PLS 23044" AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 1 S18, 2002, RLS 31161", SAID LINE BEARS N89°31'43"E A DISTANCE OF 2663.24 FEET.

LANDSCAPE:

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. 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 PARKS VIA PARK LAND AGREEMENTS.
- PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
- TRAILS TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
- ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.

FLOODPLAIN NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0976G', EFFECTIVE DATE DECEMBER 7, 2018'.

SOILS:

- A "GEOLOGY AND SOILS REPORT, SKYLINE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, JANUARY 15, 2021) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS REPORT, 6 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS, BEDROCK, AND RADON, WHERE AVOIDANCE IS NOT READILY ACHIEVABLE. THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.

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
ECM SECTION 2.2.5.(E)	ROADWAY ACCESS CRITERIA	ROAD ACCESS CRITERIA: ROADS SHALL NOT INTERSECT URBAN LOCAL ROADWAYS CLOSER THAN 175' FROM EACH OTHER (CENTERLINE TO CENTERLINE).	TO PERMIT URBAN LOCAL ROADWAYS AND A COLLECTOR ROADWAY TO INTERSECT CENTERLINE TO CENTERLINE CLOSER THAN 175'.	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. APPLYING THIS STANDARD WOULD PREVENT THE USE OF THE SMALL LOTS ILLUSTRATED WITH THIS PUDSP.
ECM SECTION 2.5.2.(C2)	PEDESTRIAN FACILITIES	PEDESTRIAN RAMPS AT 4-WAY INTERSECTIONS.	ALLOW ONLY TWO PEDESTRIAN RAMPS TO BE CONSTRUCTED AT THE T-INTERSECTION OF GARGANEY LANE AND SORA STREET. ALLOW ONLY SIX PEDESTRIAN RAMPS TO BE CONSTRUCTED AT SORA STREET AND WOODRAT WAY; AND ALLOW ONLY THREE PEDESTRIAN RAMPS TO BE CONSTRUCTED AT THE T-INTERSECTION OF SORA STREET AND WOODRAT WAY.	THE THREE INTERSECTIONS ARE IN CLOSE PROXIMITY OF OTHER INTERSECTIONS WITH ALL THE REQUIRED RAMPS CONSTRUCTED. INSTALLATION OF ALL CORNER RAMPS AT THESE THREE INTERSECTIONS IS NOT FEASIBLE AS THE GRADING CANNOT MEET ADA REQUIREMENTS ALONG THE ADA CURB RETURNS. HOWEVER, THE INTERSECTIONS ARE PROVIDING DIFFERENT ACCESS POINTS AND DOES NOT LIMIT PEDESTRIAN MOVEMENTS.

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF, THE AFOREMENTIONED LORSON 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:

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

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: PUD (PLANNED UNIT DEVELOPMENT)

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

CURRENT LAND USE: AG, GRAZING LAND

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	15.764 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	85 D.U.
PROPOSED GROSS DENSITY	5.39 D.U./AC

SITE DATA TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE FAMILY RESIDENTIAL (85 LOTS)	7.721 AC	49.0%
OPEN SPACE/ LANDSCAPE	3.754 AC	23.8%
PUMP/STATION EASEMENT	0.706 AC	4.5%
PUBLIC STREETS RIGHTS-OF-WAY	3.583 AC	22.7%
TOTAL	15.764 AC	100.0%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 15.764 AC X .10 = 1.58 ACRES
TOTAL OPEN SPACE PROVIDED IS 23.8% = 3.754 ACRES

SHEET INDEX:

01	CS01	PUD TITLE SHEET
02	DT02	PUD TRACT MAP & DETAILS
03	DT03	PUD DETAILS
04	SP01	PUD SITE PLAN
05-07	LS01-03	LANDSCAPE PLANS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0206

CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55308
PHONE: (719) 575-1100

OWNER:

LORSON LLC
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

DEVELOPER:

CHALLENGER HOMES
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
(719) 598-5192

VICINITY MAP:



PROJECT:

SKYLINE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: JANUARY 18, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1129.002

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PUD TITLE SHEET

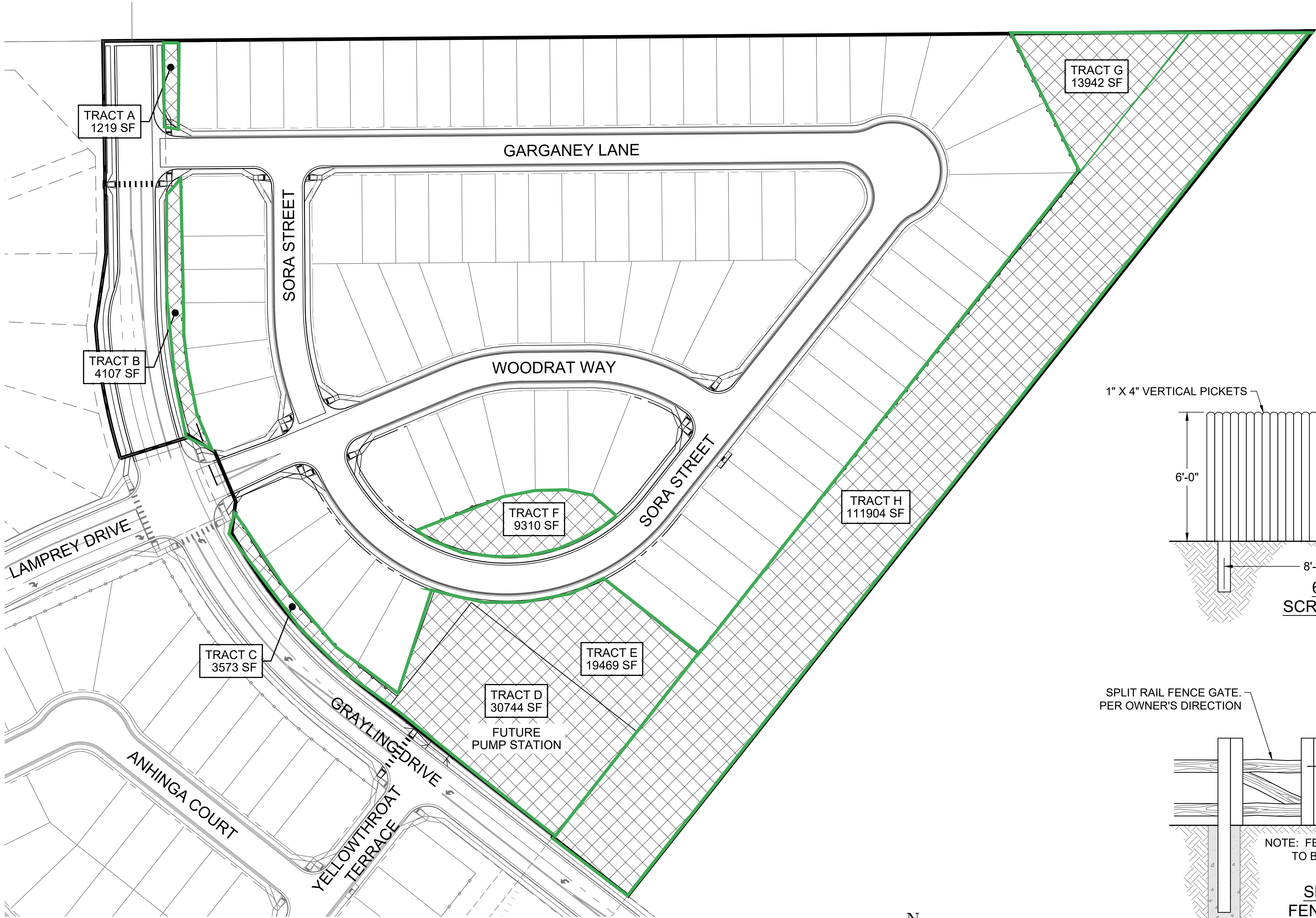
CS01

SHEET 01 OF 07

PCD FILE NO.:

26

FILE LOCATION: S:\20.1129.002\LORSON RANCH AREA\A100.DWG\104 PLAN SET\SIDE DEVELOPMENT PLAN\DT01.DWG

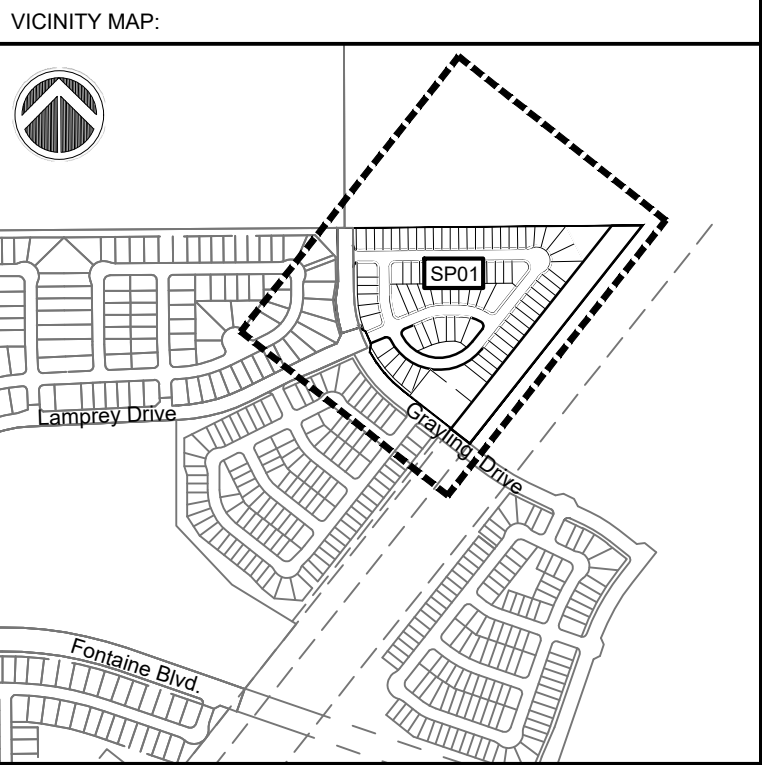
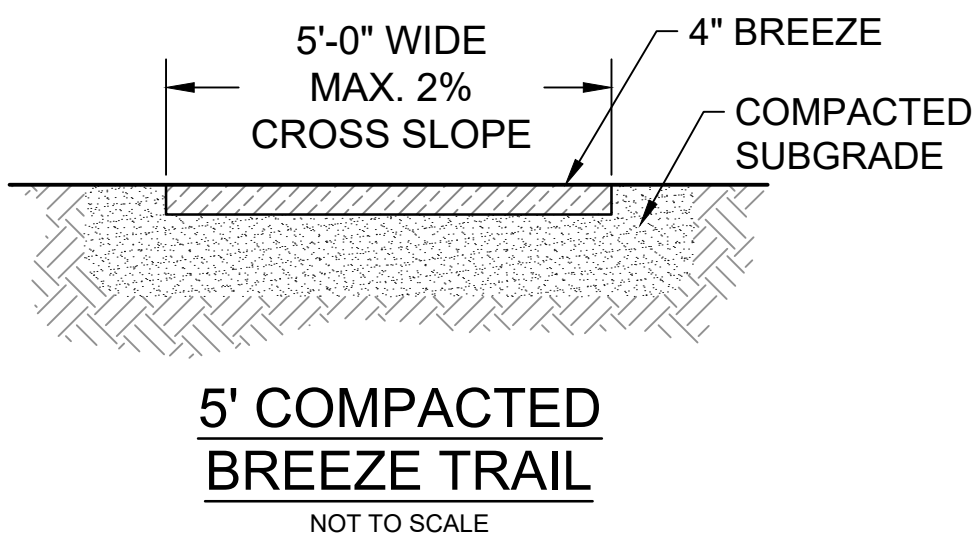
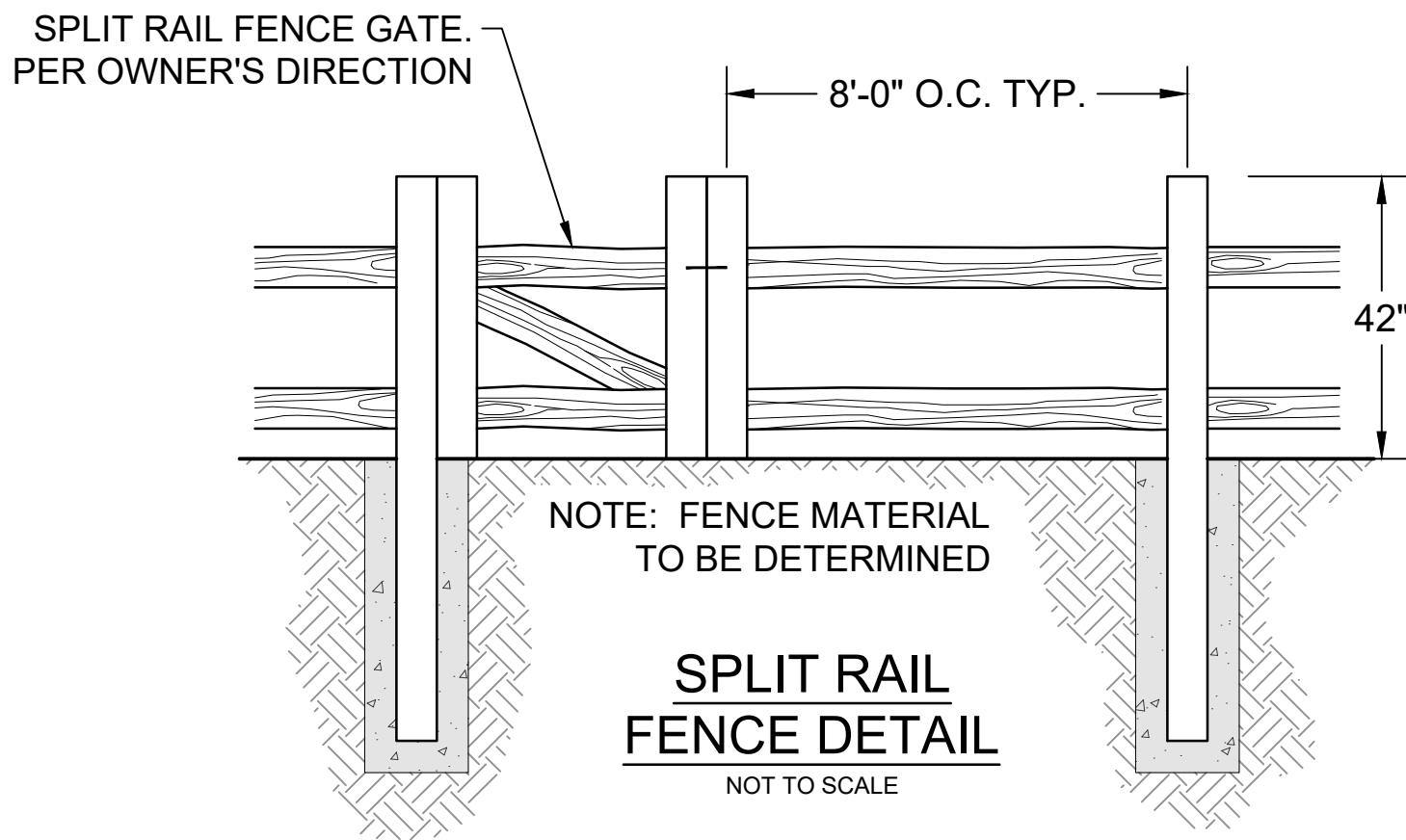
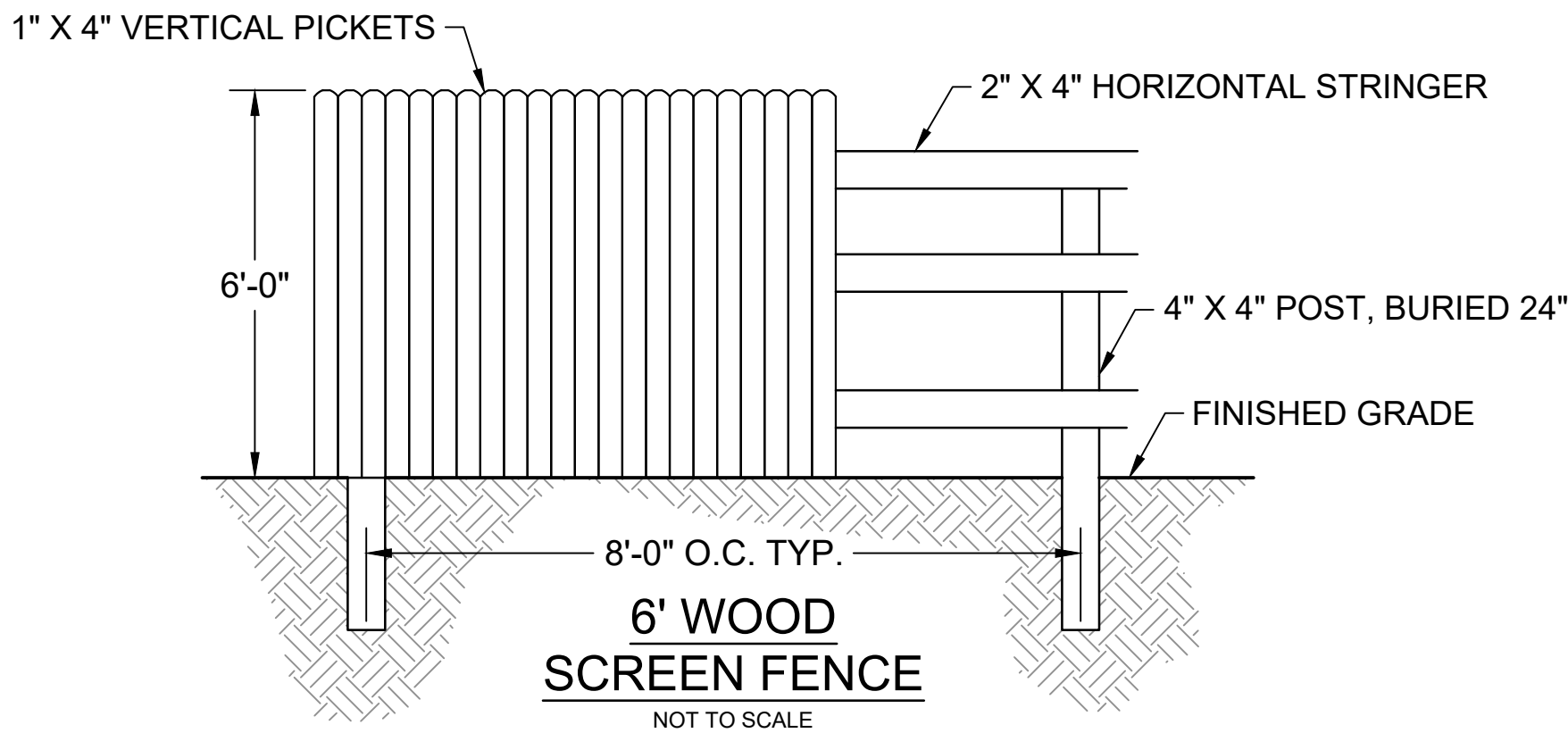
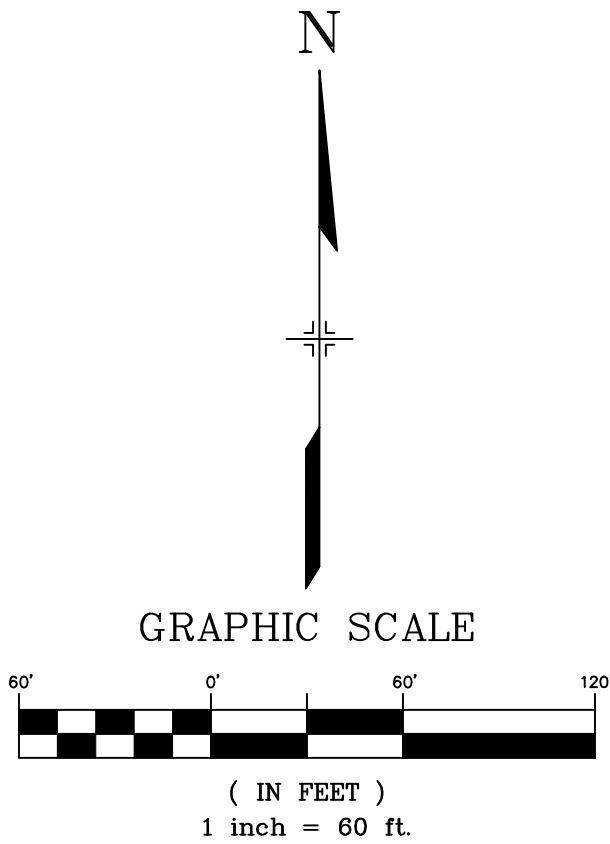


SKYLINE AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100 FAX: (719) 575-0206
CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306
PHONE: (719) 570-1100
OWNER: LORSON LLC 212 N. WAHSATCH DR., SUITE 301, COLORADO SPRINGS, CO 80903 (719) 635-3200
DEVELOPER: CHALLENGER HOMES 8605 EXPLORER DRIVE, SUITE 250, COLORADO SPRINGS, CO 80920 (719) 598-5192

TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	1,219	X		X	X	X	LRMD	LRMD
B	4,107	X		X	X	X	LRMD	LRMD
C	3,573	X		X	X	X	LRMD	LRMD
D	30,744					X	WWSD	WWSD
E	19,469	X		X	X	X	LRMD	LRMD
F	9,310	X	X	X	X	X	LRMD	LRMD
G	13,942	X		X	X	X	LRMD	LRMD
H	111,904	X		X	X	X	LRMD	LRMD
	194,269							

LRMD = LORSON RANCH METROPOLITAN DISTRICT
WWSD = WIDEFIELD WATER AND SANITATION DISTRICT
NOTE: TRACT D MAY INCLUDE UTILITIES, ACCESS DRIVE, STRUCTURES, FENCING AND LANDSCAPING.
TRACT D SHALL BE DEDICATED TO THE WIDEFIELD WATER AND SANITATION DISTRICT.



PROJECT: SKYLINE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
EL PASO COUNTY, CO
FIRST SUBMITTAL: JANUARY 18, 2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	20.1129.002
DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA

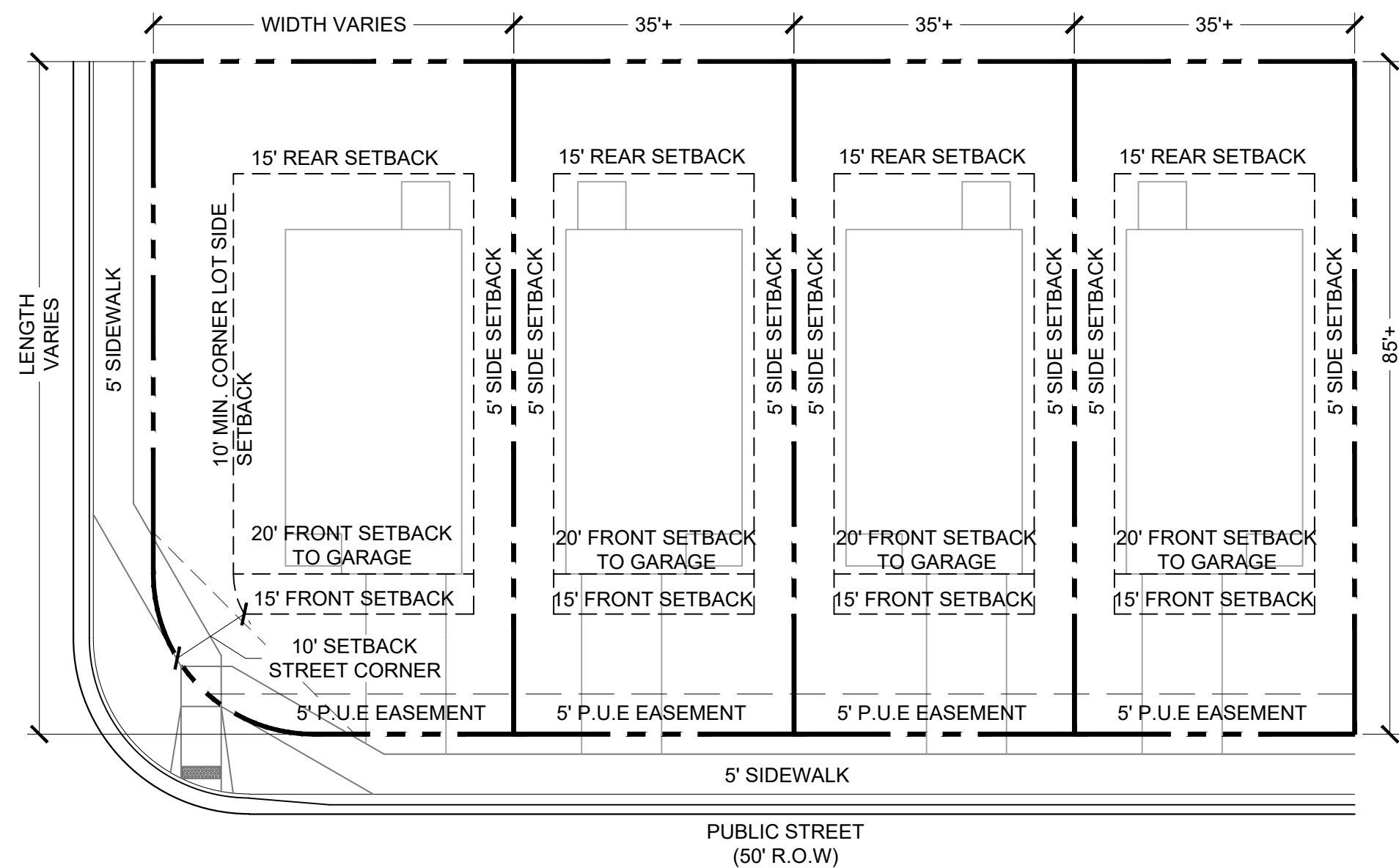
PUD TRACT MAP AND DETAILS

DT01

SHEET 02 OF 07

POD FILE NO.:

FILE LOCATION: S:\20.1129.002\LORSON RANCH AREA A\100 DWG\104 PLAN SET\SIDE DEVELOPMENT PLAN\DT01.DWG



LOTS 1-85

DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 1 - 85

- MINIMUM LOT AREA:
 - DWELLING, SINGLE FAMILY: 2,500 SF
 - MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM
 - MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
 - MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY FIVE FEET (25') OR AS OTHERWISE SHOWN.
 - PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
 - NO WINDOW WELLS ARE ALLOWED IN DRAINAGE EASEMENTS.
- SETBACK REQUIREMENTS (SEE DETAILS):
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF HOUSE
 - SIDE YARD: FIVE FEET (5', 10' MIN. BETWEEN BUILDINGS)
 - REAR YARD: FIFTEEN FEET (15')
 - CORNER YARD (NON-DRIVEWAY SIDE): MINIMUM TEN FEET (10')
- ACCESSORY STRUCTURE STANDARDS:
 - MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 - SETBACK REQUIREMENTS:
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES:

- THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
- ALLOWED USES INCLUDE: SINGLE 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, AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES.

*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

TEMPORARY USES:

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

*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

ACCESSORY USES:

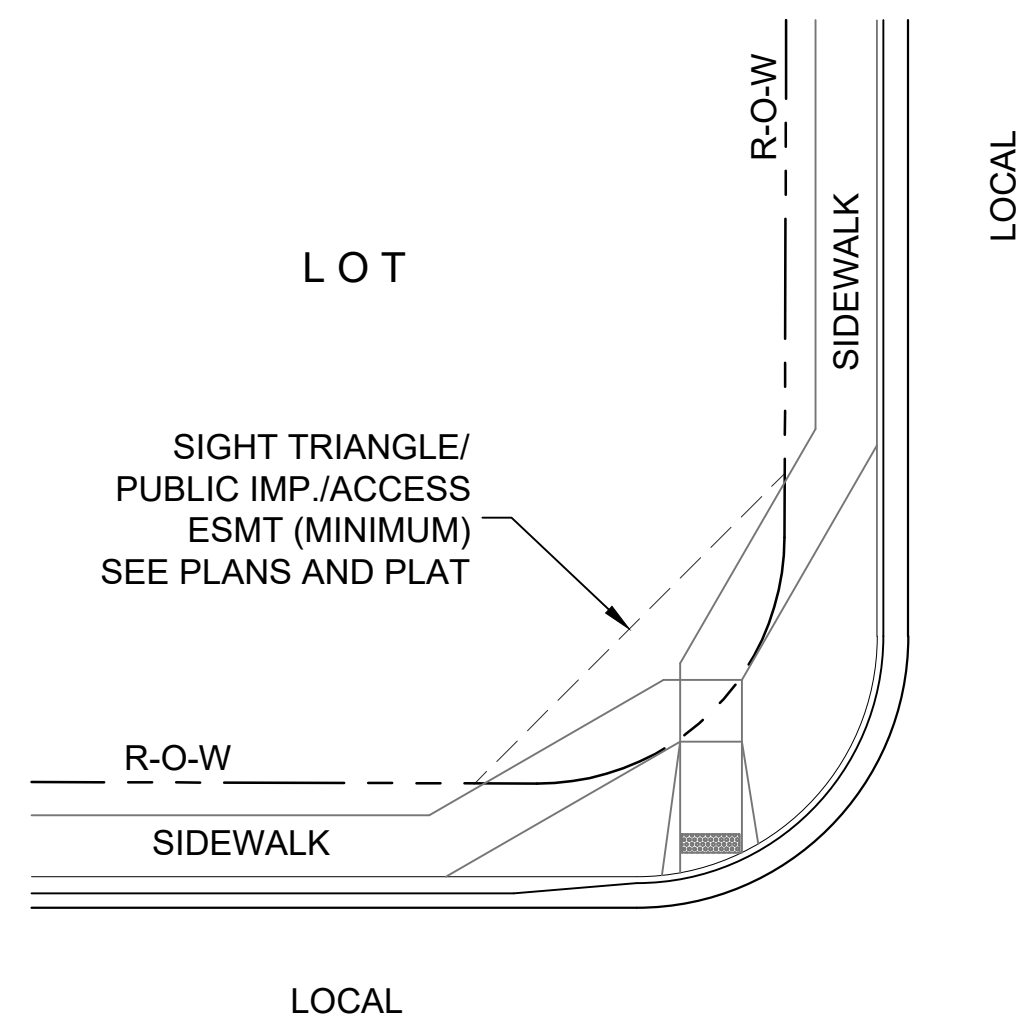
- RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
- MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

SKYLINE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,
T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

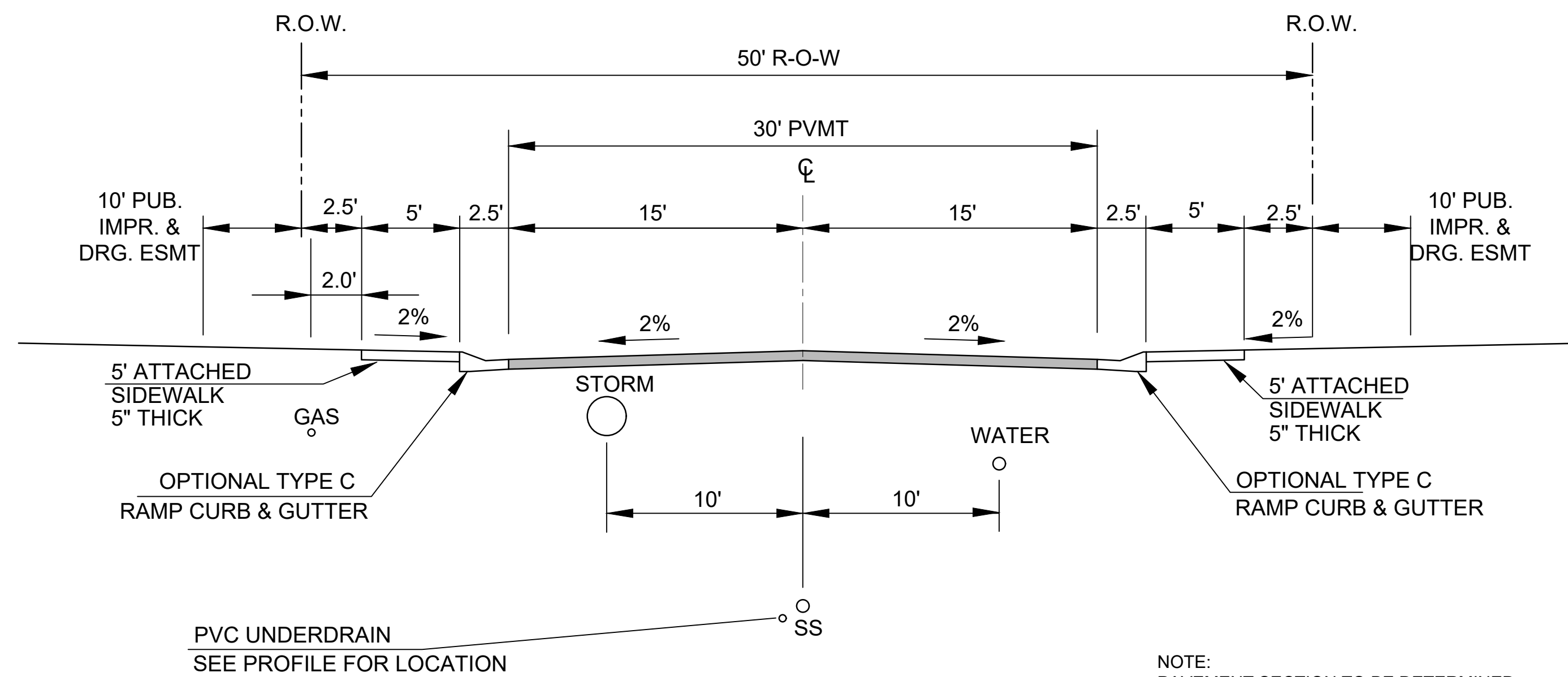


NOTE:

- ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE SIDEWALK ENCROACHES INTO THE PRIVATE LOTS.
- SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAT.
- SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLE.

LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.

NOT TO SCALE

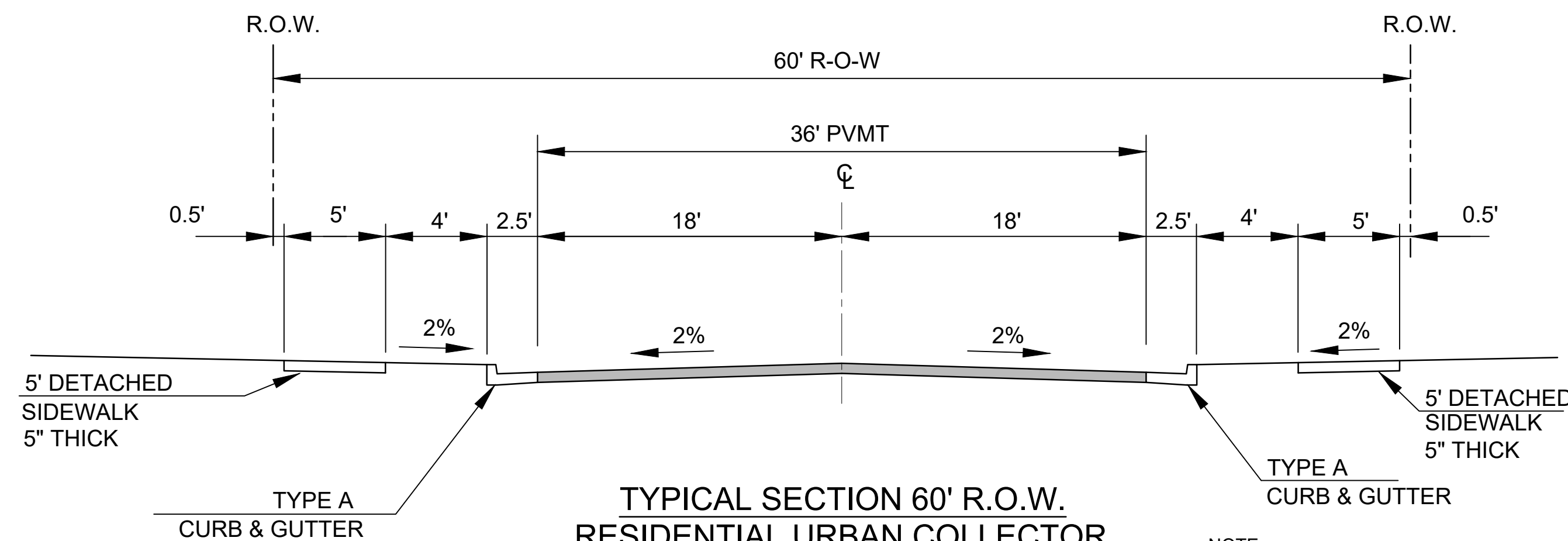


TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL

NOT TO SCALE

DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

NOTE:
PAVEMENT SECTION TO BE DETERMINED
BY HVEEM ANALYSIS AND DESIGN. DESIGN
TO BE APPROVED BY EL PASO COUNTY PCD
ENGINEERING.



TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR

NOT TO SCALE

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

NOTE:
PAVEMENT SECTION TO BE DETERMINED
BY HVEEM ANALYSIS AND DESIGN. DESIGN
TO BE APPROVED BY EL PASO COUNTY PCD
ENGINEERING.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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15004 1ST AVENUE S.
BURNSVILLE, MN 55306
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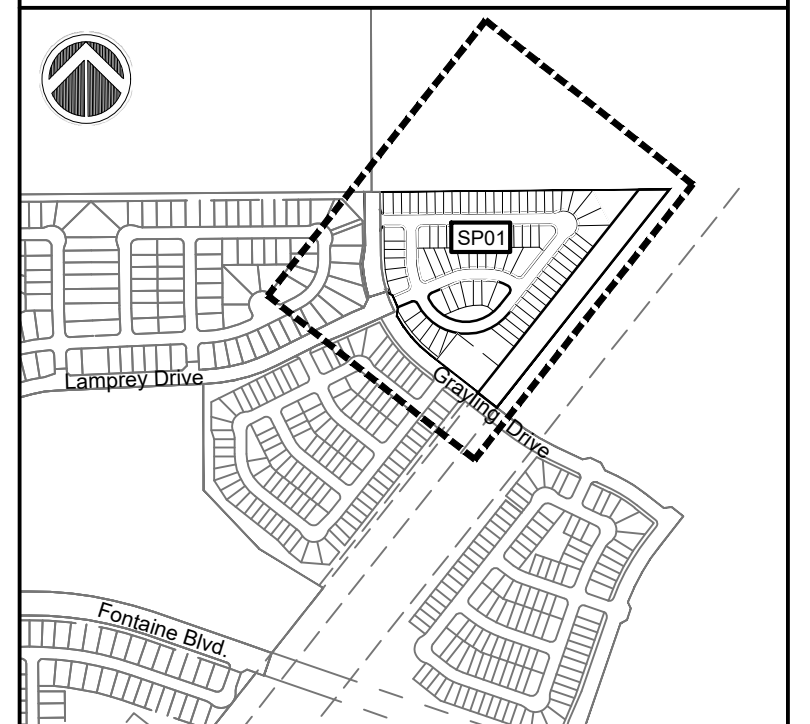
OWNER:

LORSON LLC
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

DEVELOPER:

CHALLENGER HOMES
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
(719) 598-5192

VICINITY MAP:



PROJECT:

SKYLINE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: JANUARY 18, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1129.002

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PUD DETAILS

DT02

SHEET 03 OF 07

PCD FILE NO.:

BLH NO 2 LLC
111 S TEJON ST STE 222
COLORADO SPRINGS
CO, 80903-2246
ZONING
(R1-6 PIP2/CR M2/CR A)
AG. GRAZING
LAND

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

CONSULTANTS:	
PLANNER/ LANDSCAPE ARCHITECT:  Matrix	2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208
CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PHONE: (719) 570-1100	

DEVELOPER:
CHALLENGER HOMES
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
(719) 598-5192

1	ASPHALT SURFACE (TYPICAL)
2	CONCRETE SIDEWALK
3	6' WOOD SCREEN FENCE
4	CONCRETE CROSSSPAN (6' TYPICAL)
5	CURB AND GUTTER (TYPE A)
6	CURB AND GUTTER (OPTIONAL TYPE C)
7	PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8	PARALLEL PEDESTRIAN RAMP (SD_2-50)
9	PROPOSED FIRE HYDRANT LOCATION
10	COMPACTED BREEZE TRAIL (5' TYPICAL)
11	SIGHT DISTANCE TRIANGLE (TYPICAL)

PROPOSED EASEMENT
PROPERTY BOUNDARY
SHEET MATCHLINE
WOODEN SCREEN FENCE
SIGHT TRIANGLE
SED UTILITY STRUCTURES
PROPOSED CONTOURS
EXISTING CONTOURS

SKYLINE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

REVISION HISTORY:

DRAWING INFORMATION:

DRAWN BY: RAF

APPROVED BY: JIRA

SHEET TITLE:

SHEET 04 OF 07

PCD FILE NO.:

FILE LOCATION: S:\20.1129.002 LORSON RANCH AREA A\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG

29

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 PROPERTY OWNER.
12. ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

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. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
4. 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.
5. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
6. 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.
7. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
8. 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.

SODDING & SEEDING:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. 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.
3. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
4. 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.
5. 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.
 - 5.1. 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.
 - 5.1.1. 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.
6. 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.
7. 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.
8. 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 RESEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDED 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 RESEDED DURING THE SAME SEASON.

SKYLINE AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

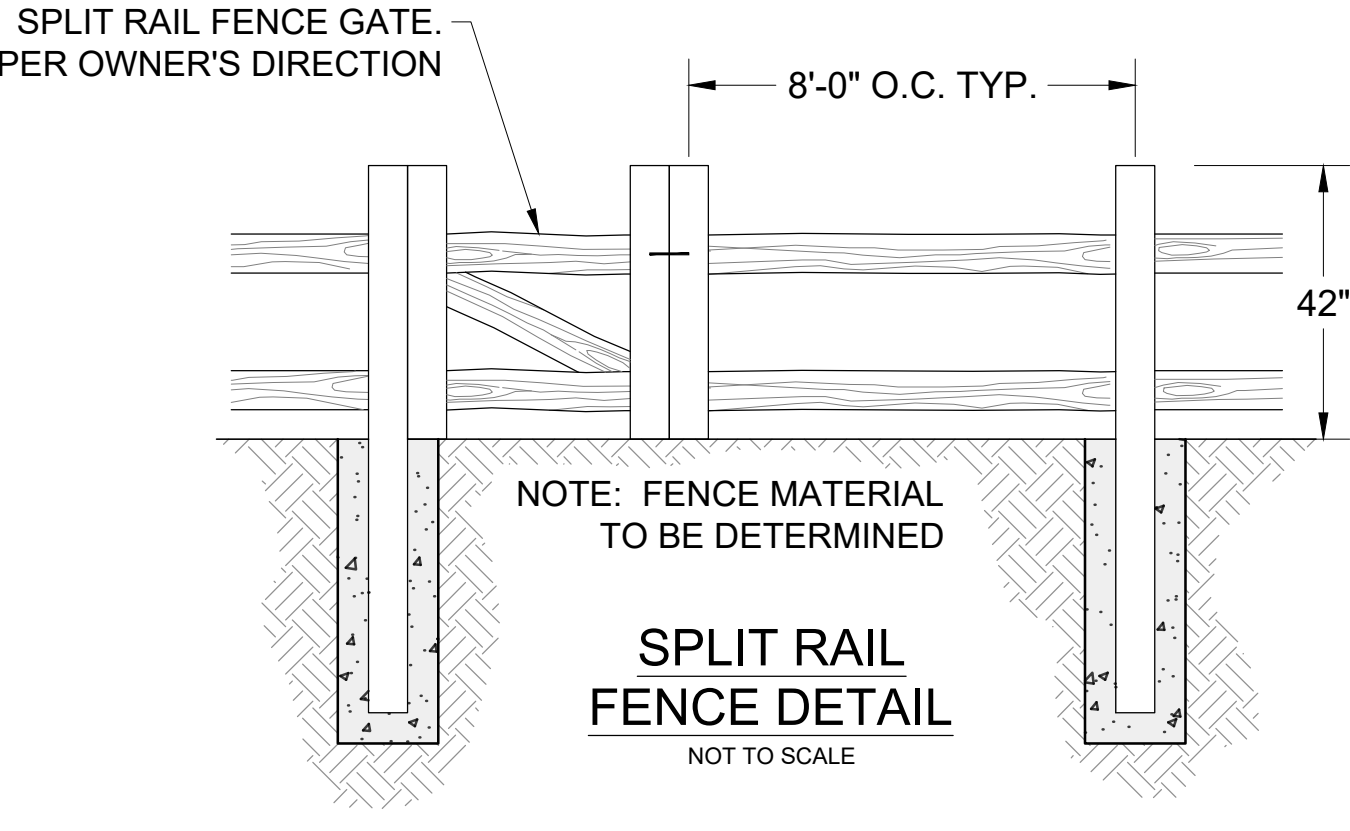
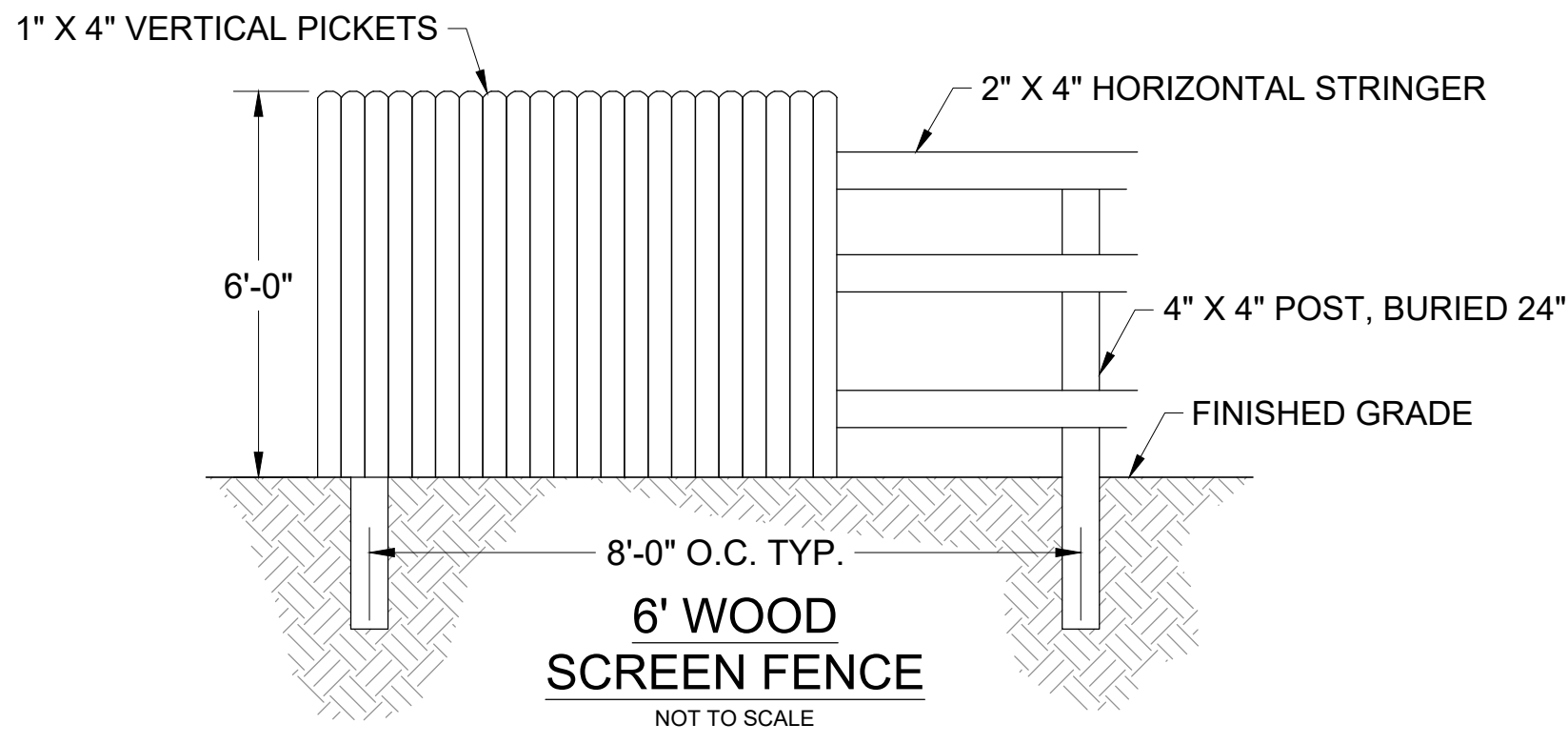
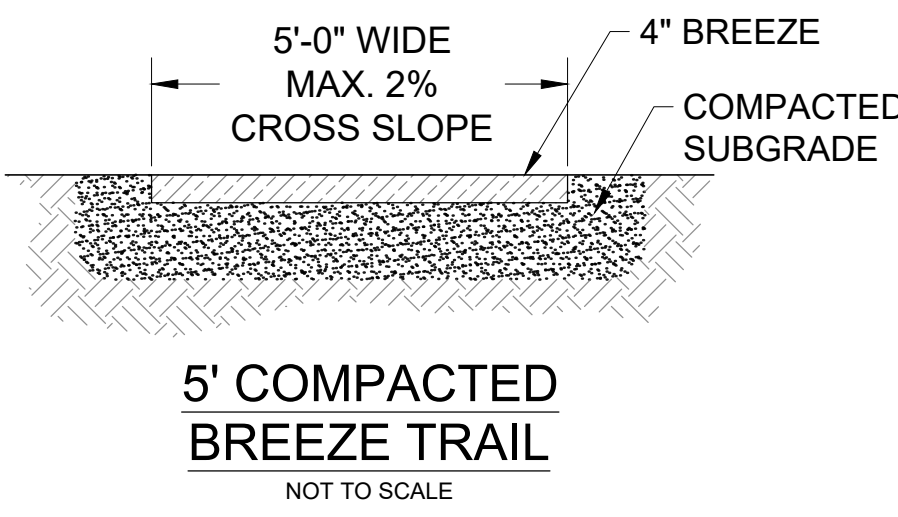
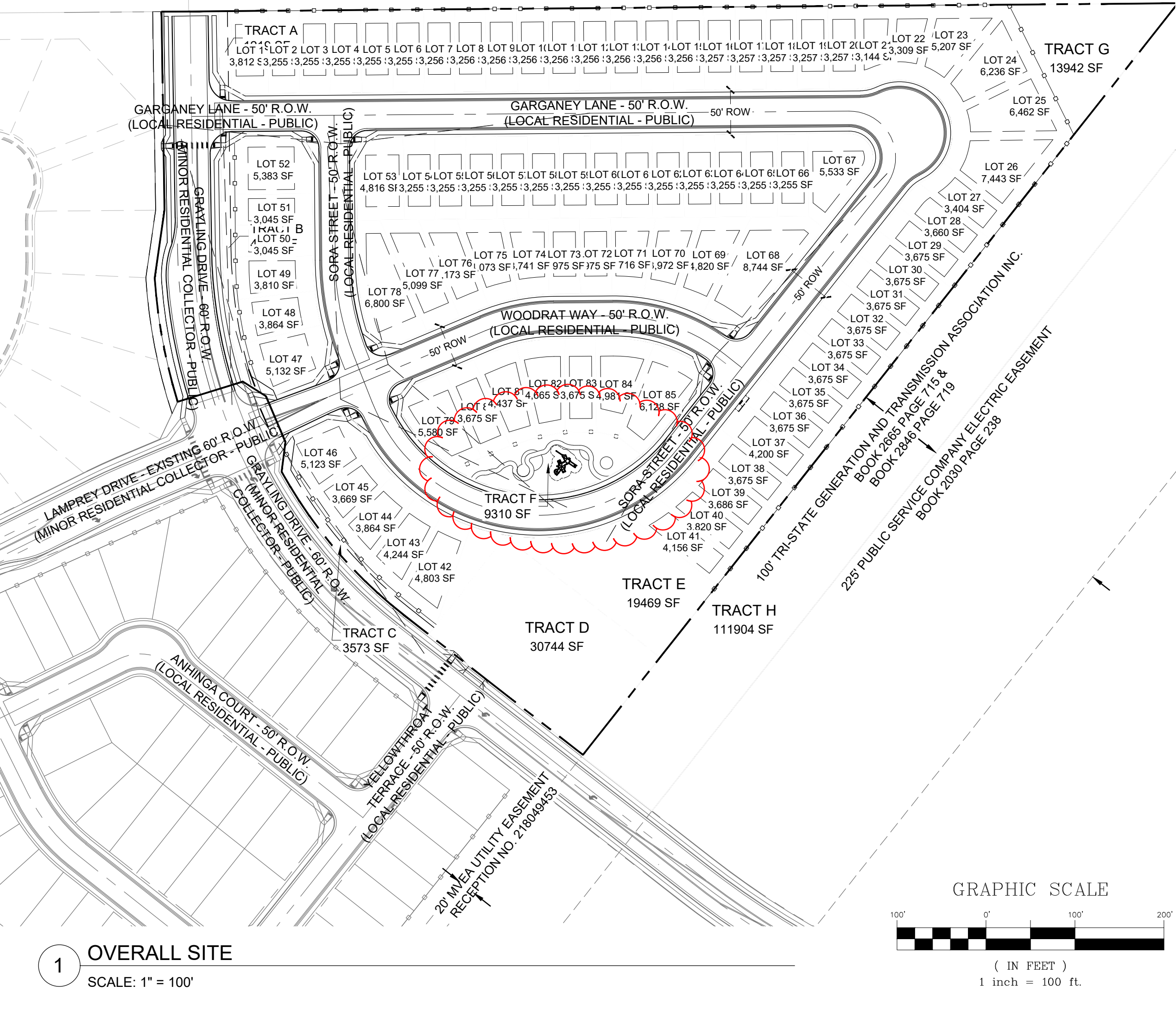
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,
T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

DEVELOPMENT PLAN DATA :

LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	GRAYLING DR. (W)	GRAYLING DR. (E)
ZONE DISTRICT BOUNDARY:	NO	NO
STREET CLASSIFICATION:	COLLECTOR	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'
LINEAR FOOTAGE:	442'	578'
TREE/FEET REQUIRED:	1 / 30	1 / 30
NUMBER OF TREES REQUIRED/PROVIDED:	15 / 15	20 / 20
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN: *	GW	GE
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%

* TREES FOR POCKET PARKS LABELED: PP



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:

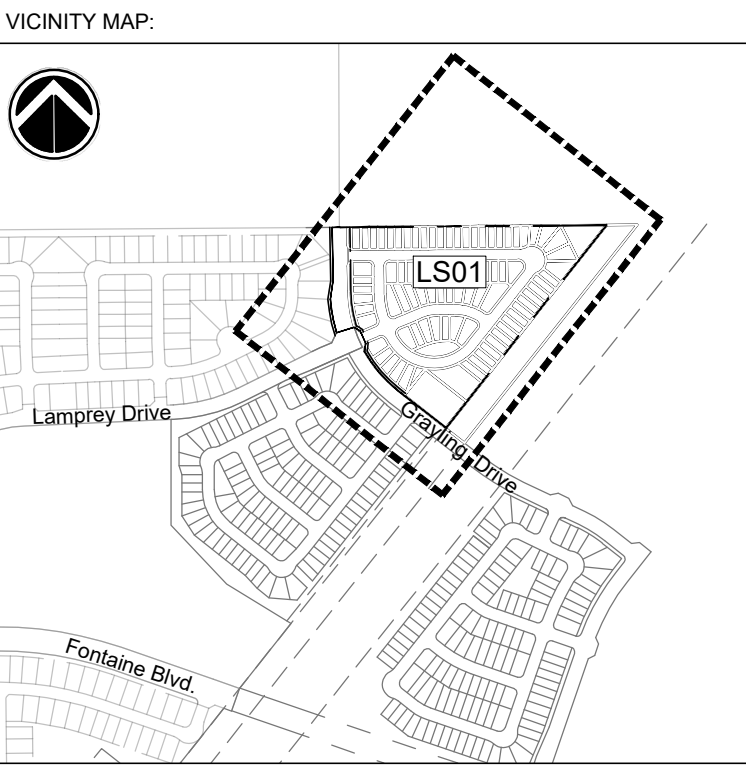
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55308
PHONE: (719) 570-1100

OWNER:

LORSON LLC
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

DEVELOPER:

CHALLENGER HOMES
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
(719) 598-5192



PROJECT:

SKYLINE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: JANUARY 18, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1129.002

DRAWN BY: SJC

CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE:

COVER SHEET,
NOTES, SITE
DETAILS & DATA
CHART

LS01

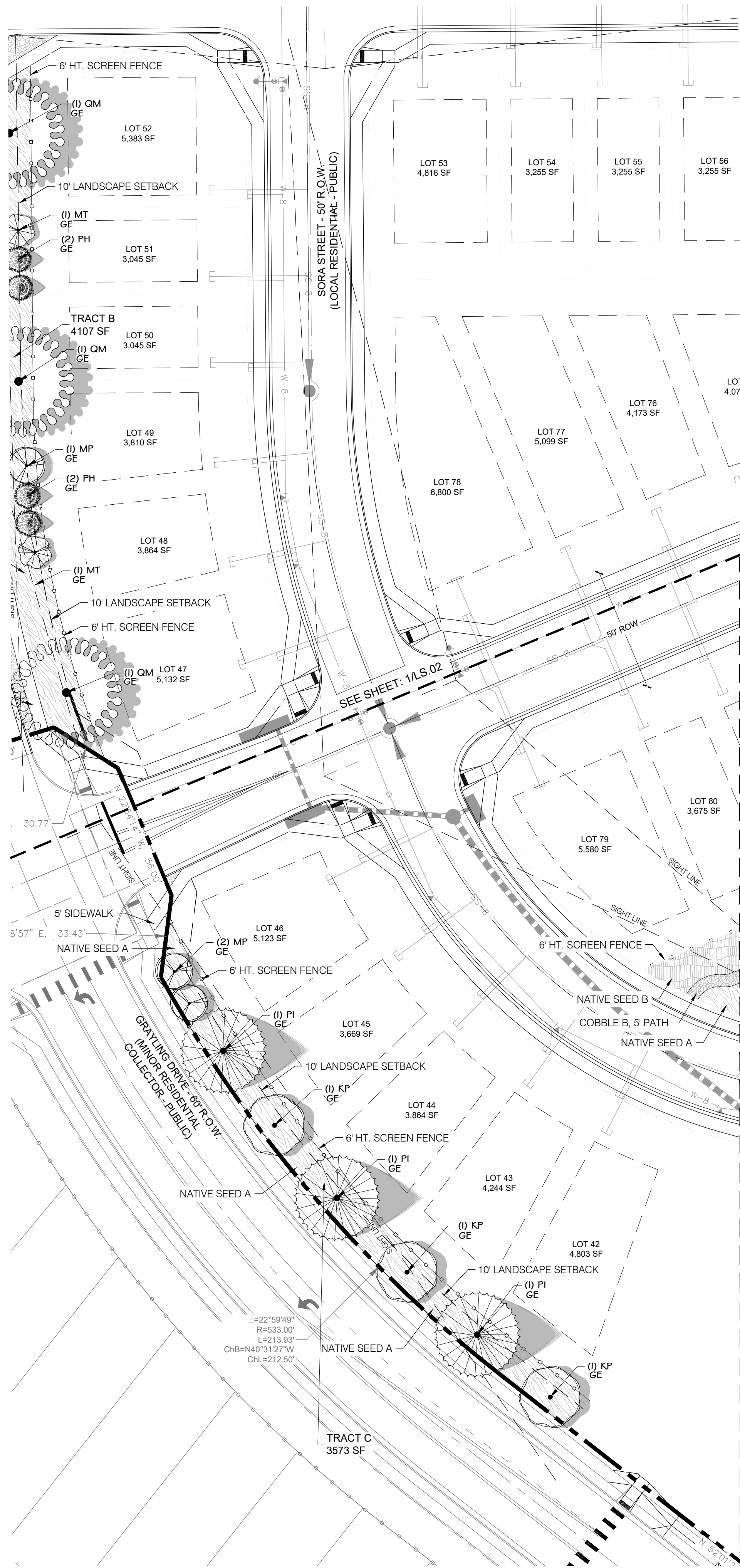
SHEET 05 OF 07

PCD FILE NO.:

SKYLINE AT LORSON RANCH





EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

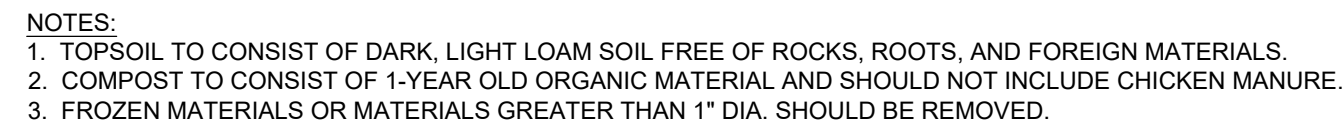
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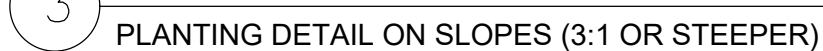
EL PASO COUNTY, CO
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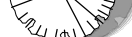
LANDSCAPE LEGEND:

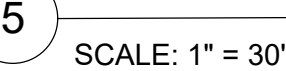
 FIRE HYDRANT, TYP; REF. CIVIL
 UTILITY EASEMENT, TYP; REF. CIVIL
 PROPERTY LIMIT LINE
 LANDSCAPE BUFFER / SETBACK LINE
 CONCRETE SIDEWALK; REF. CIVIL



PLANTING DETAIL



<u>SHADE TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>PLANTING SIZE</u>	<u>CONTAINER</u>	<u>MAT. W.</u>	<u>MAT. HT</u>
	AS	1	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	30" - 40"	40" - 50"
	KP	6	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B	20" - 30"	20" - 30"
	QM	6	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	40" - 50"	50" - 60"



PCD FILE NO.:

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Cloverleaf Subdivision Filing No. 1 Final Plat

Agenda Date: March 10, 2021

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by N.E.S., Inc., on behalf of PT Cloverleaf, LLC., of the Cloverleaf Subdivision Filing No. 1 Final Plat. The site is located east of Monument, northeast of the intersection of Higby Road and Jackson Creek Parkway, and nearly adjacent Lewis-Palmer High School. Filing No. 1 Final Plat consists of 3 residential lots on a total of 1.51 acres with a minimum lot size of 21,779 sf. The site is zoned RS-20000, and the subdivision is located within the bounds of the 2000 Tri-Lakes Comprehensive Plan area.

The 2013 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Jackson Creek Regional Trail is located approximately 125 feet west of Filing No. 1, depending on the final location of the trail on either the east or west side of Jackson Creek Parkway. The Cherry Creek Regional Trail and Highway 105 Bicycle Route are both located 0.60 mile north of the property. The existing New Santa Fe Regional Trail is located 0.75 mile to the west of the property on the west side of Interstate 25. Cloverleaf Subdivision does not lie within any candidate open space area.

Although the proposed subdivision is not subject to the El Paso County Land Development Code's PUD 10% open space requirement, the overall Cloverleaf Subdivision Preliminary Plan shows 6.66 acres of open space dedicated to drainages, utilities, public open areas, and trails, and provides for 18% of open space within the development. No open space is included in the Filing No. 1 Final Plat application, although the lots are immediately adjacent open space tracts owned by the Walters Family Partnership, LLLP, and are described in the Preliminary Plan Letter of Intent as fundamental land components of the Cloverleaf Subdivision as follows:

"A group of local residents formed the Woodmoor Open Space Coalition (WOSC) with the intent of purchasing the 100-acres of undeveloped tracts in this area as public open space use from the current owners, the Gary E Walters Trust and the Walters Family Partnership LLLP. The Walters family representatives agreed to the sale of 70-acres as open space, provided at least 30-acres were developed for residential lots. In order to raise the funds for this land purchase, WOSC will simultaneously sell small portions of the open space to individual adjacent lot owners as extensions of their lots. The replat to accomplish this will be submitted separately by WOSC but concurrently with this submittal by PT Cloverleaf, LLC. The purchase of the three ½ acre lots by PT Cloverleaf, LLC is also an integral part of the funding to enable WOSC to purchase the open space."

As no trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below.

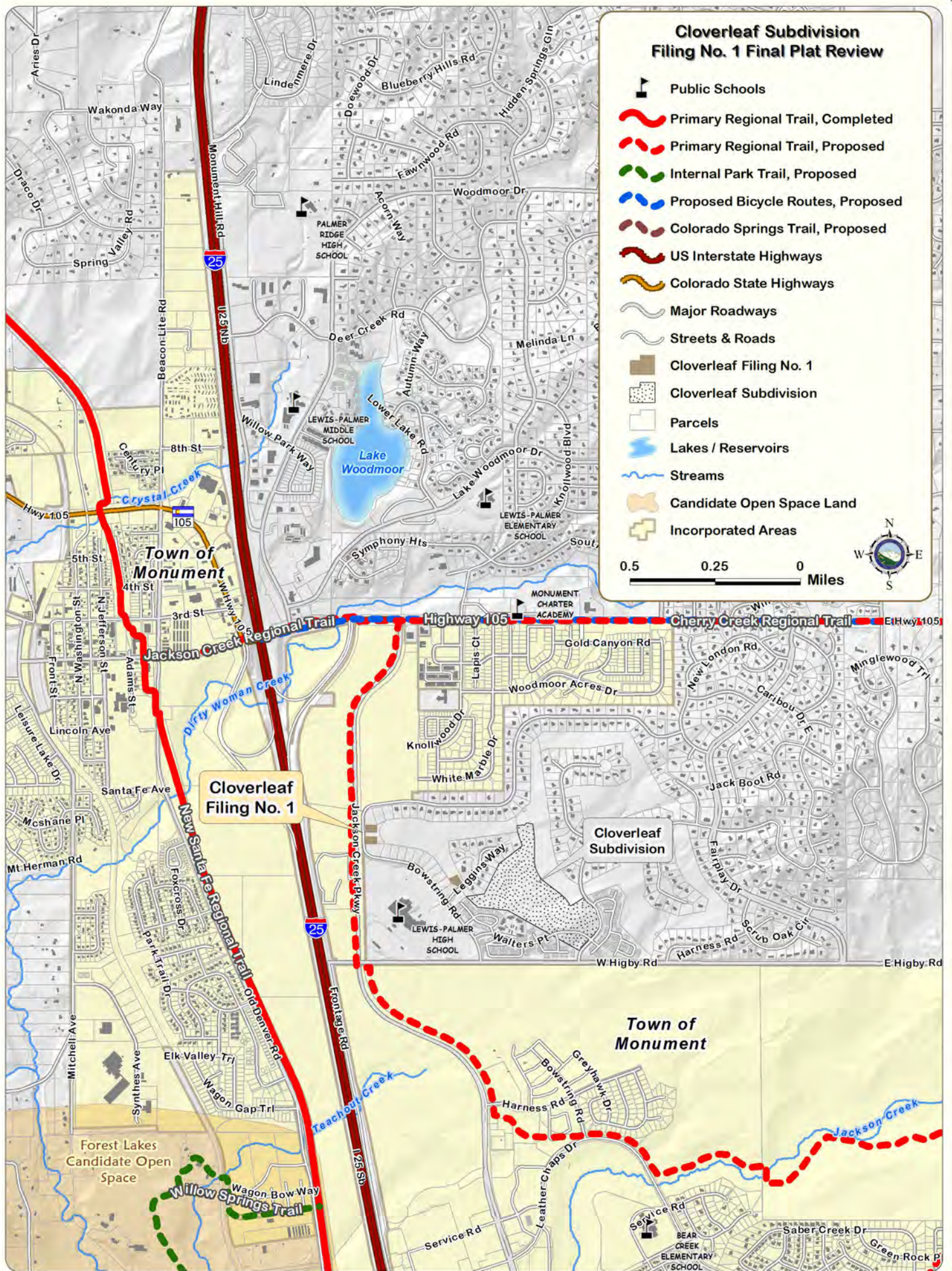
Recommended Motion (Filing No. 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Cloverleaf Subdivision Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380 and urban park purposes in the amount of \$870.

Cloverleaf Subdivision Filing No. 1 Final Plat Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- US Interstate Highways
- Colorado State Highways
- Major Roadways
- Streets & Roads
- Cloverleaf Filing No. 1
- Cloverleaf Subdivision
- Parcels
- Lakes / Reservoirs
- Streams
- Candidate Open Space Land
- Incorporated Areas

0.5 0.25 0 Miles



Development
Application
Permit
Review



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

February 10, 2021

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:	Cloverleaf Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-014	Total Acreage:	1.51
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	4.97
PT Cloverleaf, LLC	N.E.S., Inc.	Regional Park Area:	2
Joseph DesJardin	Tamara Baxter	Urban Park Area:	1
1864 Woodmoor Drive, Suite 100	619 North Cascade Avenue	Existing Zoning Code:	RS-20000
Monument, Colorado 80132	Colorado Springs, CO 80903	Proposed Zoning Code:	RS-20000

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: 2		Urban Park Area: 1		
0.0194 Acres x 3 Dwelling Units = 0.058		Neighborhood:	0.00375 Acres x 3 Dwelling Units =	0.01
Total Regional Park Acres: 0.058		Community:	0.00625 Acres x 3 Dwelling Units =	0.02
		Total Urban Park Acres:		0.03
FEE REQUIREMENTS		Urban Park Area: 1		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 3 Dwelling Units =	\$342
\$460 / Dwelling Unit x 3 Dwelling Units = \$1,380		Community:	\$176 / Dwelling Unit x 3 Dwelling Units =	\$528
Total Regional Park Fees: \$1,380		Total Urban Park Fees:		\$870

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Cloverleaf Subdivision Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380 and urban park fees in the amount of \$870.

Park Advisory Board Recommendation:

CLOVERLEAF FILING NO.1 FINAL PLAT

LETTER OF INTENT

FEBRUARY 2021

APPLICANT AND PROPERTY OWNER	CONSULTANT:	CIVIL CONSULTANT
PT Cloverleaf, LLC	N.E.S. Inc.	JR Engineering.
1864 Woodmoor Drive, Suite 100	619 North Cascade Avenue	5475 Tech Center Drive, Ste 235,
Monument, Colorado 80132	Colorado Springs, CO 80903	Colorado Springs, CO 80919

REQUEST

PT Cloverleaf, LLC requests approval of a Final Plat for Cloverleaf Filing No. 1, comprising 3 residential lots.

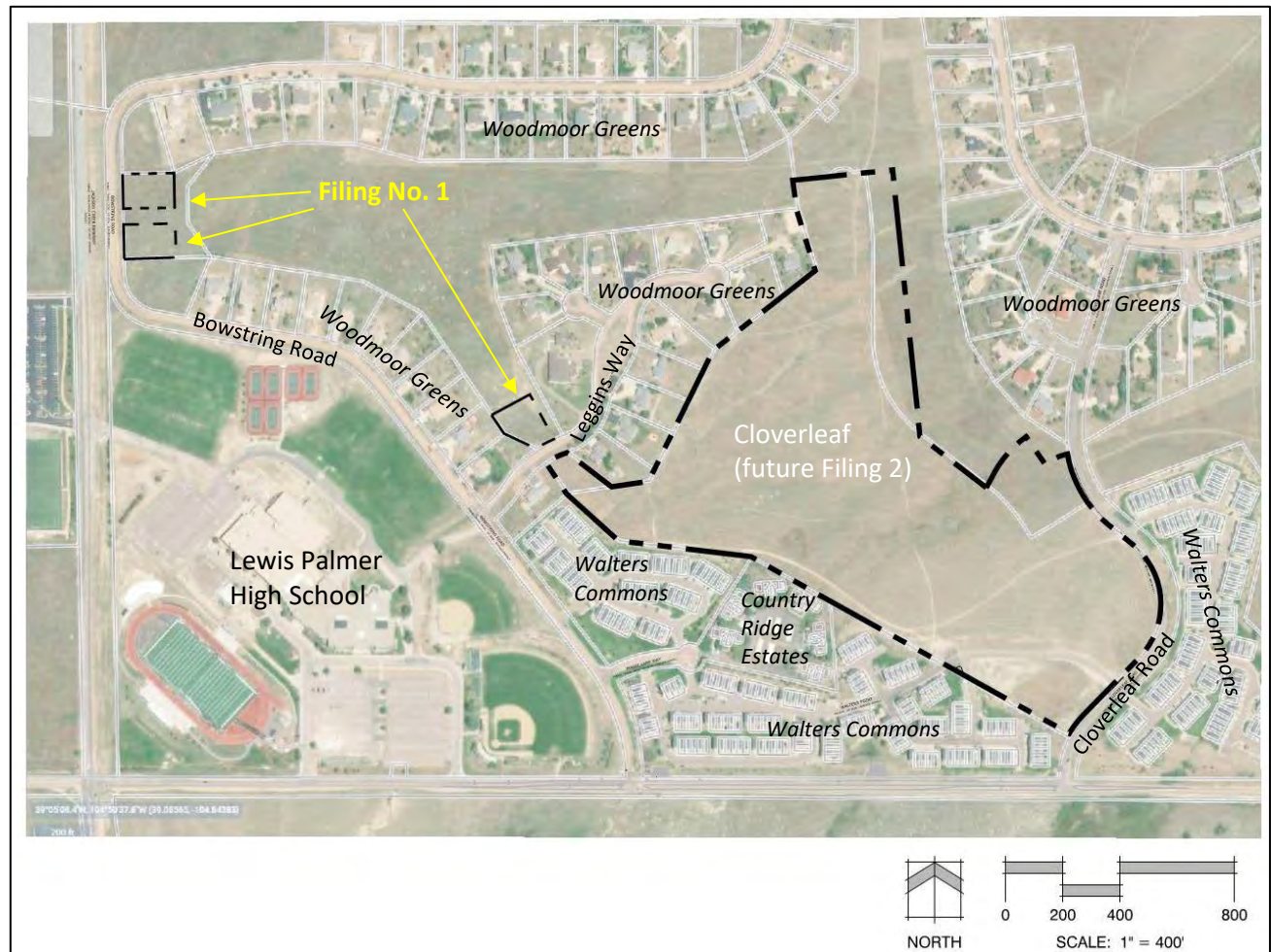
SUPPORTING DOCUMENTS

The following reports are submitted in support of this Final Plat and are referenced in this Letter of Intent:

- Soils, Geology and Geologic Hazard Study prepared by Entech Engineering, Inc.
- Natural Features and Wetland Report prepared by Bristlecone Ecology
- Small Subdivision Final Drainage Report prepared by JR Engineering, Inc.
- Stormwater Management Facility Operations and Maintenance Plan prepared by JR Engineering, Inc.
- Fire Protection Report prepared by N.E.S. Inc.

PROJECT DESCRIPTION

A Preliminary Plan is currently under consideration by the County for 38.73-acres which includes the three isolated residential ½ acre lots that are part of this Filing No. 1. These lots are zoned RS-20000. The remaining 37.22-acres portion of the development will be considered under separate Final Plat application. Two of the lots are located off Bowstring Road and one of the lots is off Leggins Way. Aerial map provided.



PROJECT JUSTIFICATION

A minor subdivision (Section 7.2.1.C.1.c of the LDC) shall be required to conform to all preliminary plan and final plat requirements including the criteria for approval. The Final Plat criteria outlined in Section 7.2.1.D.3.f of the LDC is as follows:

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;

The Master Plan comprises the County Policy Plan and 2000 Tri-Lakes Comprehensive Plan. The development is within Sub-Area 7, Woodmoor, which is identified as an area for medium density residential development. Most of the Woodmoor Sub-Area is zoned for single-family development. The Woodmoor Sub-Area is nearly built out and the only growth that can be expected is infill properties. The overall Cloverleaf subdivision was fully analyzed in the context of the Master Plan policies with the Preliminary Plan under consideration by the County. Filing 1 is consistent with the

lot and open space configuration on the Preliminary Plan, and should also be found to be in compliance with Master Plan.

Cloverleaf Filing No. 1 is consistent with the policies of the County Plan which encourages infill development which complements existing uses. The ½ acre are lots compatible with the adjacent previously developed area.

The project is located within Region 2, Monument area of the EL Paso County Water Master Plan (WMP). The WMP specifically states: *“Region 2, located in the northwest corner of El Paso County, is expected to experience significant growth through 2060. The I-25 corridor passes through the center of the region and offers optimal growth areas in and around the Towns of Palmer Lake and Monument. Growth is anticipated along both the east and west sides of I-25 by 2040.”*

The WMP notes that Region 2 has a current water supply of 13,607-acre feet per year and a current demand of 7,532-acre feet per year. The 2040 water supply is projected to be 20,516-acre feet per year and the project demand is 11,713-acre feet. The *Water Resource and Water Quality Report* prepared by JR Engineering and submitted with the Preliminary Plan application provided calculations on the portable water supply. The quality of the water produced by the WWSD for domestic and commercial consumption is subject to regulations prescribed by the CDPHE that limit the amount of certain contaminants in treated or untreated water. The water distribution system design for this project will conform to all applicable criteria set forth by El Paso County and WWSD.

2. The subdivision is in substantial conformance with the approved preliminary plan;

Cloverleaf Filing No. 1 is entirely in conformance with the lot configuration on the Preliminary Plan.

3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;

Cloverleaf Filing 1 is consistent with the subdivision design standards and regulations. All necessary studies, plans, reports and supporting material have been submitted. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- adequate provision for traffic, drainage, and open space (as part of the entire 38.75-acre subdivision);
- access to these lots is provided by existing roadways (Bowstring Road and Leggins Way);
- adequate provision for water, sewer and other utilities;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting the natural resources, considering the natural vegetation.

- 4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;**

A Water Resources and Wastewater Report was prepared by JR Engineering which was submitted with the Preliminary Plan request for the entire Cloverleaf 144-lot subdivision. The primary water distribution system for Cloverleaf will be connected to the existing Woodmoor Water and Sanitation District (WWSD) water mains at four locations.

- The eastern connection is the existing 6" water main within Cloverleaf Drive.
- The western connection will be to the existing 6" water main in Leggins Way.
- The southern connection will be to the existing 6" water main in Walters Point.
- The northern connection is to the existing 6" water main in Bowstring Road.

WWSD has been in existence for many years and has developed their water demand values based on their past experience with actual usage. A copy of the WWSD Long-Range Plan Update 2017 (LRP Update) has been provided with the Cloverleaf Water Resource and Water Quality Report. The LRP Update evaluates water supply, operations, treatment, water distribution, and wastewater collection. Based on data contained in the LRP Update regarding the water resources that are available to the WSSD, subdivisions served by WWSD be supplied with water resources meeting the requirements of EL Paso County's 300-year water supply regulations. A commitment to serve letter for Cloverleaf Subdivision has been issued by WWSD. WWSD has sufficient supply and existing infrastructure in the area to serve this development.

A commitment letter from the WWSD to provide water service to the Cloverleaf Subdivision is included with this submittal.

- 5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;**

The Wastewater Disposal Report prepared by JR Engineering submitted with the Preliminary Plan notes that the WWSD is situated to serve the proposed development. The site is tributary to the Tri-Lakes wastewater treatment plant. The sanitary sewer system, design, and modeling results conform to all applicable criteria set forth by El Paso County and the WWSD and no waivers are required.

A commitment letter from the WWSD to provide wastewater service to the Cloverleaf Subdivision is included with this submittal.

- 6. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];**

The Soils, Geology and Geologic Hazard Study prepared by Entech Engineering indicates that the existing geologic engineering and geologic conditions may impose some constraints on development and construction of the site. These include potentially expansive clays and claystone, areas of erosion, potentially shallow groundwater, collapsible soils, potentially shallow bedrock, and possible radon gas build-up. Entech Engineering noted that geologic hazards identified on the site can either be avoided by development or satisfactorily mitigated through proper engineering design and construction practices, including perimeter drains for the shallow groundwater. Mitigation measures are outlined in the study.

Comments from Colorado Geologic Survey, dated October 5, 2020 and December 2, 2020, received during the Preliminary Plan review, have been incorporated in the Preliminary Plan. All houses will include a subsurface foundation perimeter drain. During final design, the civil engineer will design an underdrain system to intercept provide a gravity outfall.

- 7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;**

The Small Subdivision Final Drainage Report prepared by JR Engineering has been provided. This report shows that the proposed development of the three parcels is consistent with the original approved drainage plan and in conformance with the El Paso County drainage standards and criteria. The drainage improvements, including drainage ditches and three sand filters, have been designed to meet or exceed the County criteria and will not adversely affect the offsite drainageways or surrounding development.

- 8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**

All three lots have direct access to public right-of-way. Two lots will access of Bowstring Road and one lot will access off Leggins Way.

- 9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;**

All necessary services are available to the subdivision and will serve letters from all utility providers have been submitted. Mountain View Electric Association and Black Hills Energy will provide electric and natural gas services as stated in the Will Serve letters included in this submittal. The subdivision will be adequately served by public streets and substantial adjacent area of open space is provided. Fire protection will be provided the Tri-Lakes Monument Fire Protection District. A Will Serve letter from the District is included with this submittal.

10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

The Tri-Lakes Monument Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report has been provided.

11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

All off-site impacts were evaluated during the Preliminary Plan. No off-site improvements have been identified for these three lots.

12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

Cash in lieu of regional park and school land provision will be paid on recordation of the Final Plat. A Subdivision Improvement Agreement (SIA) is not required for this minor subdivision; however, a Stormwater Management Facility Operation and Maintenance Plan and Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement have been provided.

13. The subdivision meets other applicable sections of Chapter 6 and 8; and

The subdivision meets all applicable sections of Chapter 6 and 8.

14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision.

There are no known mineral estate interests associated with this property.

CLOVERLEAF FILING NO. 1
A REPLAT OF A PORTION OF TRACT F, WOODMOOR GREENS
AND A PORTION OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS.

THAT _____, BEING THE OWNER OF THE FOLLOWING
DESCRIBED TRACTS OF LAND, TO WIT:

LEGAL DESCRIPTION.

THREE PARCELS OF LAND BEING A PORTION OF TRACT F, WOODMOOR GREENS AND TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTD BY A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

PARCEL A

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 485, WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHEASTERLY LINE OF SAID LOT 485, N65°03'20"W A DISTANCE OF 123.87 FEET, TO THE EASTERLY CORNER OF LOT 486, WOODMOOR GREENS;

THENCE ON THE EASTERLY LINE OF SAID LOT 486, N34°17'20"W A DISTANCE OF 78.69 FEET;

THENCE DEPARTING SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N61°43'32"E A DISTANCE OF 151.99 FEET;
2. S28°16'28"E A DISTANCE OF 177.70 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAYS, AS SHOWN ON THE PLAT OF WOODMOOR GREENS, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S22°31'56"E, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 11°05'27" AND AN ARC LENGTH OF 69.69 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 22,083 SQUARE FEET OR 0.5069 ACRES.

PARCEL B

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 496, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN PLAT BOOK W-2 AT PAGE 26 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER:

THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF BOWSTRING ROAD, AS SHOWN ON THE PLAT OF WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51, N01°07'36"W A DISTANCE OF 121.77 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. N88°52'24"E A DISTANCE OF 181.20 FEET;
2. S01°07'36"E A DISTANCE OF 118.62 FEET;
3. S87°52'36"W A DISTANCE OF 181.23 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 21,779 SQUARE FEET OR 0.5000 ACRES.

PARCEL C

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 499, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN PLAT BOOK W-2 AT PAGE 26 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

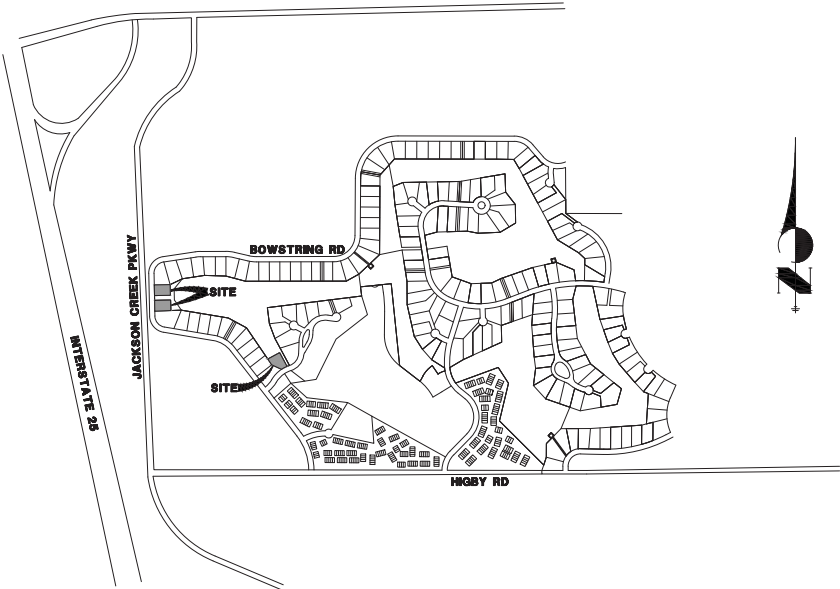
THENCE ON THE SOUTHERLY LINE OF SAID LOT 499, N88°52'24"E A DISTANCE OF 180.00 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LOT 499;

THENCE THE FOLLOWING TWO (2) COURSES:

1. S01°07'36"E A DISTANCE OF 121.00 FEET;
2. S88°52'24"W A DISTANCE OF 180.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BOWSTRING ROAD, AS SHOWN ON THE PLAT OF WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N01°07'36"W A DISTANCE OF 121.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 21,780 SQUARE FEET OR 0.5000 ACRES.



VICINITY MAP
1"=1000'

GENERAL NOTES.

1. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
2. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
3. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
4. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
5. THE BASIS OF BEARINGS IS THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTD BY A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
6. THE LAST FIELD INSPECTION OF THIS SITE WAS ON AUGUST 24, 2020.
7. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
8. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (ZONE X-AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO, COLORADO, MAP NUMBERS 08041C0278G, EFFECTIVE DATE DECEMBER 7, 2018.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
10. THIS PROPERTY IS SUBJECT TO THE PRIVATE DETENTION/BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
11. EACH LOT OWNER WITHIN THIS SUBDIVISION REQUIRES AN ENGINEERED SITE PLAN DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO. THE ENGINEERED SITE PLAN SHALL LOCATE THE HOME FOUNDATION, DRIVEWAY AND INDIVIDUAL LOT SAND FILTER. THE SAND FILTER DESIGN SHALL BE APPROVED BY EL PASO COUNTY.
12. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
13. WATER AND SANITARY SERVICES SHALL BE SUPPLIED BY WOODMOOR WATER AND SANITATION DISTRICT.
14. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
15. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
16. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND 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. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.

OWNER.

THE AFOREMENTIONED, _____, BY _____,
HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020, A.D.

STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____
20____ BY _____, AS _____

MY COMMISSION EXPIRES _____. WITNESS MY HAND
AND OFFICIAL SEAL.

SIGNATURE

NAME OF NOTARY

ADDRESS OF NOTARY

SURVEYOR'S STATEMENT

I, JARROD ADAMS, A LICENSED LAND SURVEYOR, IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY STATE THAT, AS A RESULT OF A LAND SURVEY MADE UNDER MY RESPONSIBLE CHARGE ON AUGUST 24, 2020, TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THIS PLAT WAS MADE. DIMENSIONS AND BEARINGS SHOWN HEREON ACCURATELY REPRESENT SAID LAND SURVEY. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.



JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

NOTICE.

PER C.R.S. 13-80-105, 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. JR ENGINEERING, LLC AND/OR THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR MORE THAN THE COST OF THIS SURVEY AND THEN ONLY TO THE CLIENT SPECIFICALLY SHOWN HEREON OR IN OUR FILE BY SIGNED AUTHORIZATION. ACCEPTANCE AND/OR USE OF THIS INSTRUMENT FOR ANY PURPOSE CONSTITUTES AGREEMENT BY THE CLIENT TO ALL TERMS STATED HEREON.

CLERK AND RECORDER

STATE OF COLORADO) }
COUNTY OF EL PASO) } SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE
AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE
RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

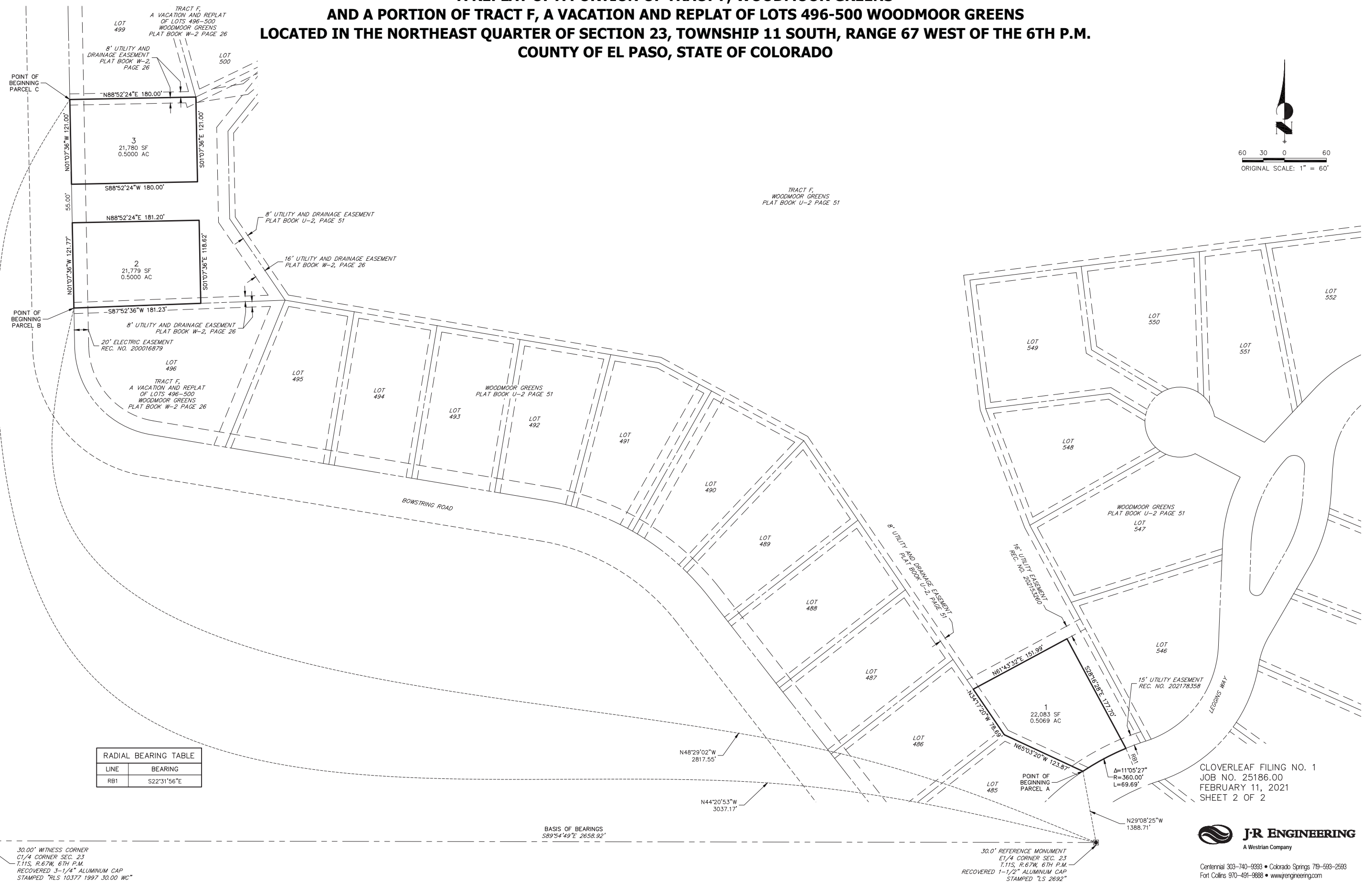
BY: _____
DEPUTY

CLOVERLEAF FILING NO. 1
JOB NO. 25186.00
FEBRUARY 11, 2021
SHEET 1 OF 2



Centennial 303-740-9333 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

**A REPLAT OF A PORTION OF TRACT F, WOODMOOR GREENS
AND A PORTION OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO**



RADIAL BEARING TABLE	
LINE	BEARING
RB1	S22°31'56"E

CLOVERLEAF FILING NO. 1
JOB NO. 25186.00
FEBRUARY 11, 2021
SHEET 2 OF 2

 **J&R ENGINEERING**
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

El Paso County Park Advisory Board

Agenda Item Summary Form

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

Agenda Date: March 10, 2021

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by COLA, LLC, of The Trails at Aspen Ridge PUD Development Plan and Preliminary Plan Amendment, consisting of 680 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 Amendment outlines the increase in residential lots from 605 to 680, as well as a reduction in open space. The site is zoned PUD and is located southeast of Colorado Springs, southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir.

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 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. The previous Trails at Aspen Ridge PUD Preliminary Plan, endorsed August 2019, contained 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. The current PUD Development Plan and Preliminary Plan Amendment reduces the open space acreage to 17.8 acres or 15.1%, still exceeding the required 10% guideline, while still offering a 3-acre community park, pocket parks, and neighborhood trail systems.

In their Letter of Intent for The Trails at Aspen Ridge PUD Preliminary Plan Amendment, the applicant states the following:

"Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide pedestrian corridors throughout the development. The Trails at Aspen Ridge project is proposing 17.8 acres of open space which is

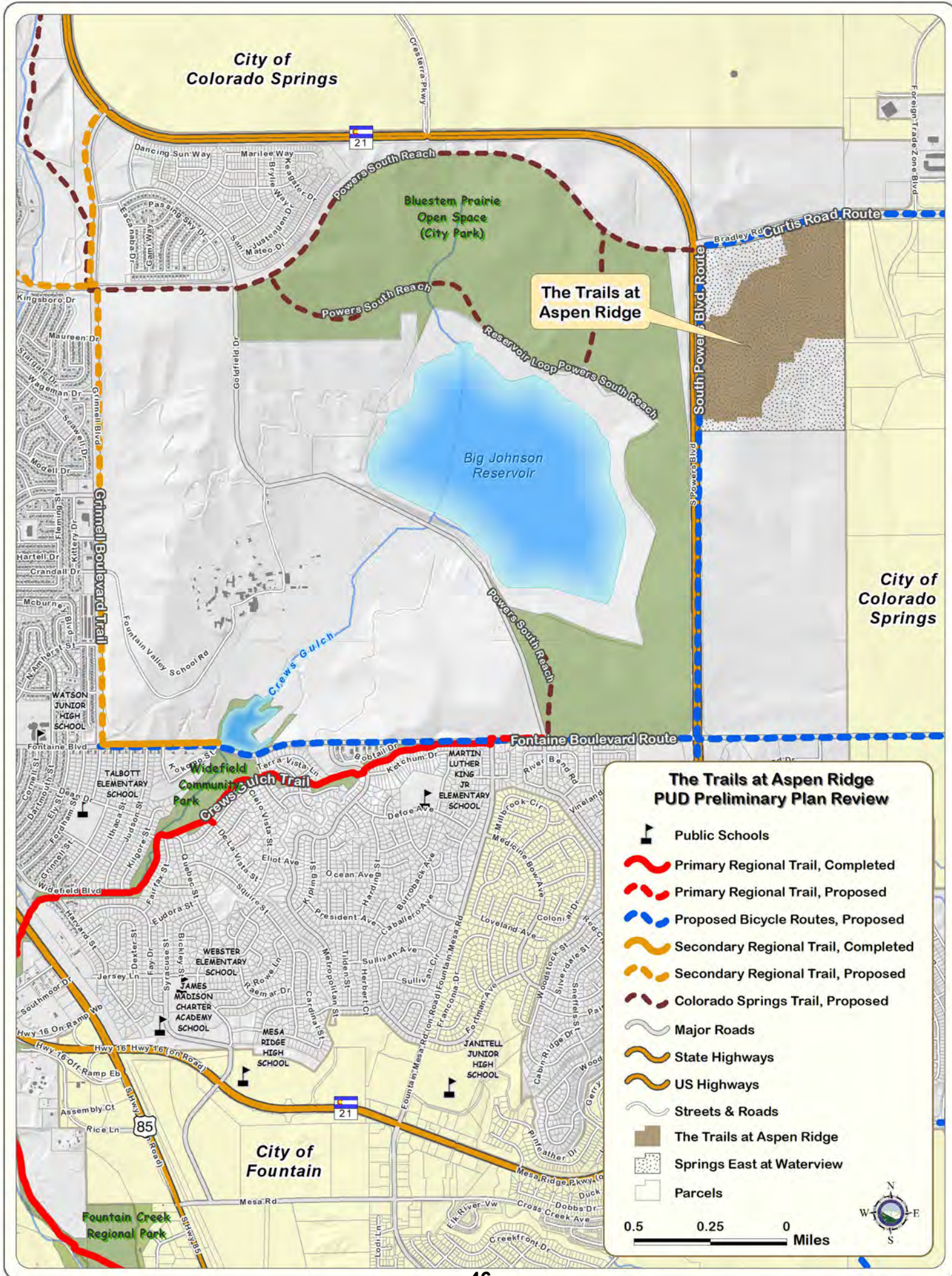
15.1% of the project area. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the 117.98 acres project site or 11.80 acres. The provided open space with this submittal is in addition to the open space and park area provided within the Filing 1 Plat not included in the overall provided open space.

The proposed development benefits through the provision of interconnected open space, aesthetic park features and harmonious design. The Trails at Aspen Ridge project is proposing 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 3-acre central park site. Final design of the park site and common open space areas will be completed with future final plat filings at which time coordination with the El Paso County Parks Department will be completed regarding potential park land agreements for the provided improvements.”

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 Development Plan and Preliminary Plan Amendment)

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the The Trails at Aspen Ridge PUD Development Plan and Preliminary Plan Amendment: fees in lieu of land dedication for regional park purposes in the total amount of \$312,800 and urban park purposes in the total amount of \$197,200 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

March 10, 2021

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-21-003	Total Acreage:	117.98
		Total # of Dwelling Units:	680
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	14.41
COLA, LLC	Matrix Design Group	Regional Park Area:	4
555 Middle Creek Parkway	Jason Alwine	Urban Park Area:	4
Suite 500	2435 Research Parkway, Suite 300	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80920	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 680 Dwelling Units = 13.192	Neighborhood: 0.00375 Acres x 680 Dwelling Units = 2.55	
Total Regional Park Acres: 13.192	Community: 0.00625 Acres x 680 Dwelling Units = 4.25	
	Total Urban Park Acres: 6.80	
FEE REQUIREMENTS		
Regional Park Area: 4	Urban Park Area: 4	
\$460 / Dwelling Unit x 680 Dwelling Units = \$312,800	Neighborhood: \$114 / Dwelling Unit x 680 Dwelling Units = \$77,520	
Total Regional Park Fees: \$312,800	Community: \$176 / Dwelling Unit x 680 Dwelling Units = \$119,680	
	Total Urban Park Fees: \$197,200	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the The Trails at Aspen Ridge PUD Preliminary Plan Amendment: fees in lieu of land dedication for regional park purposes in the total amount of \$312,800 and urban park purposes in the total amount of \$197,200 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.
------------------------------	--

Park Advisory Board Recommendation:

LETTER OF INTENT

For

**Trails at Aspen Ridge
PUDSP Amendment**

Prepared for:

El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

On Behalf of:

COLA, LLC
555 Middle Creek Pkwy, Suite 500
Colorado Springs, CO 80920

Prepared by:



Matrix

2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
(719) 575-0100
fax (719) 572-0208

February 2021

Project No. 20.886.028

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: 5509302003, 5509305003

Site Location, Size, Zoning:

The Trails at Aspen Ridge PUDSP Amendment is a proposed single-family subdivision, currently zoned as PUD. The site was previously approved as a Planned Unit Development Site Plan (PUDSP-191) by the El Paso County Commissioners on December 10, 2019 and was originally a 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.

This previously approved Planned Unit Development encompassed 605 single-family residential lots and included a rezone of 117.98 acres from RS-5000 to PUD. Trails at Aspen Ridge Filing No. 1, a part of the overall Trails at Aspen Ridge development, is comprised of 181 single-family residential lots on 48.91 acres zoned as RS-5000. The Trails at Aspen Ridge Filing 1 is currently under construction and shall remain as approved. Additionally, two commercial parcels are located within the Trails at Aspen Ridge development totaling 28.36 acres owned by a third-party and are not included as part of this PUDSP Amendment. The project remains 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 Trails at Aspen Ridge PUDSP Amendment is proposing a Major Amendment to the original Trails at Aspen Ridge PUDSP. This proposed application will encompass the entire 117.98 acres previously approved as part of PUDSP-191 and is to include 680 single-family residential lots with varying sizes and product types of as well as parks and open space. The proposed 680 single family detached residential units is an increase from the approved 605 residential units, an increase of 12.4%, for a density of 5.76 DU/ Acre. . The project remains 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 approved locations along Bradley Road. Construction activities are in progress for Trails at Aspen Ridge Filing No. 1, but the remainder of the is currently vacant.

Request and Justification:

The purpose of this application is to request approval of Major Amendment to the previously approved Trails at Aspen Ridge PUDSP to include 680 new single family lots on 117.98 acres for a density of 5.76 DU/ Acre. The site layout incorporates a mix of lot sizes with a minimum lot square footage of 3,000 SF. The PUDSP Amendment will simplify the

unit types by removing previously approved two-family products as all we as alley-loaded product types in future phases. Phase 2 of the Trails at Aspen Ridge will retain the previously approved alley-loaded product type and private streets. . The side lot setbacks for the alley loaded product are being revised as part of this amendment to 5' side on both sides rather than the previously approved 3' and 7' to be in accordance with Residential Building Code standards and requirements.

The proposed small lot, alley-loaded product type was introduced as a more recent introduction to the housing styles found within El Paso County. While this product type has become more common place within the City of Colorado Springs, market demand has driven an increase in this type of product within newly designed county master planned communities. The rear-loaded product creates a Traditional Neighborhood environment where the front doors face common open space or public streets with the garages located at the rear of the house to be accessed via the private roadways/ alleys. This design and housing style creates more open space and common areas for use by the community increasing opportunities for gathering and socializing. Pedestrian connectivity is provided throughout the development allowing safe routes through and within the community.

The revised Trails at Aspen Ridge development will be built out over five phases, with Phase 1 and Phase 2 currently under review or nearing approval.

While the density of the site has increased, the PUDSP Amendment has provided 17.8 acres of open space, or 15.1% of the total development area. This exceeds the required 10%, 11.8 acres, of open space specified in the EPCLDC PUD requirements. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide pedestrian corridors throughout the development. A large community park will be provided in Phase 3 of the development to serve as a focal point and an amenity for residents. This is in addition to various smaller pocket parks located throughout the community.

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 PUDSP sets forth the stated purpose of the PUD Zoning and Preliminary Plan Criteria through illustrated detailed use design, 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 a 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, and infrastructure where no small area plan exists. The Trails at Aspen Ridge PUDSP meets the requirements of these planning tools as outlined in more detail within the sections below.

The proposed Trails at Aspen Ridge project is in general conformance with the El Paso County Policy Plan and the approved Waterview Sketch Plan. The approved Waterview Sketch Plan indicates residential use at a density of 4-6 DU/ Acre for this area of which the PUDSP conforms. The proposed property is suitable for the intended use and the use is compatible with both the existing and allowed land uses on the neighboring properties to the west and southeast consisting of single family residential or open space. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space. There are no areas of significant historical, cultural or recreational features found on site.

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. The project has been designed to not be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet. The proposed deviations from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide. The deviation requests and justification are highlighted in detail in the sections below.

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. Increased landscape setbacks have been provided along Legacy Hill Drive to create an enhanced streetscape and pedestrian corridor for the development. 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. These services were planned for in advance through the Sketch Plan process in order to be adequately sized to meet the demands of this development. Fees in lieu of land will be provided for schools. A police/ fire station site location has not been requested as part of this development and is not provided. 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 space areas and extending existing utility services already approved and in place, the proposed development supports 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: 680 Single-Family Residential Units on 117.98 acres with a density of 5.76 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:

Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide pedestrian corridors throughout the development. The Trails at Aspen Ridge project is proposing 17.8 acres of open space which is 15.1% 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 not included in the overall provided open space.

The proposed development benefits through the provision of interconnected open space, aesthetic park features and harmonious design. The Trails at Aspen Ridge project is proposing 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 3-acre central park site. Final design of the park site and common open space areas will be completed with future final plat filings at which time coordination with the El Paso County Parks Department will be completed regarding potential park land agreements for the provided improvements.

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.

Proposed Services:

The Trails at Aspen Ridge will be a part of the Waterview II Metropolitan District which will own and maintain common areas such as setbacks, trails, pedestrian corridors, parks, open space, private streets, signage, and detention facilities. 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.

PROPOSED TRAILS AT ASPEN RIDGE PUD MODIFICATION REQUESTS:

1) 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 to intersect centerline to centerline closer than 175' at Fish Hook Dr. and Winner Creek Dr to 113.6'.

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 the constraint created by the fixed location of Blackmer Street via Bradley Rd. The access location off of Bradley Rd. (Blackmer St.) was determined in coordination with El Paso County and CDOT as part of previous approvals.
- **Provision of additional open space;**
The Trails at Aspen Ridge PUDSP is proposing 17.8 acres of open space which does not include a park within Phase 1/ Filing 1. The Trails as Aspen Ridge project is providing a central community park, various pocket parks, and 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.
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.
N/A
- 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 a result of the fixed access location via Bradley Road into the project. The design as illustrated on the drawings incorporates public streets which based on the subdivision design creates one intersection spaced at less than 175' as required. This particular intersection/ roadway serves 25 lots and was purposely designed to eliminate cut through traffic.

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 site constraint considerations.
- The modification will achieve the intended result with a comparable or superior design and quality of improvement;
The proposed design will achieve a comparable result in that all streets will be constructed to meet county standards, including sight distance and pedestrian ramp connections.
- 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 and only serves 25 lots.
- 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 streets will be constructed to El Paso County standards and are to be owned and maintained by El Paso County.
- The modification will not adversely affect aesthetic appearance.
N/A.

PREVIOUSLY APPROVED 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 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.

FILE LOCATION: S:\2026\628 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SPUDSP AMENDMENT PLANS\TS01.DWG

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 OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THAN ONE PROVISION 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 EXISTING FILING 2 REAR LOADED PRODUCT 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. 213006732. 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 AND REQUESTED PARK LAND AGREEMENTS WITH THE EPC PARKS DEPARTMENT WILL BE COORDINATED AT A LATER DATE.
- 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 IS SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES. LICENSE AGREEMENT RECEPTION NO. 220049054 DATED APRIL 9, 2020.
- 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 DATED AUGUST 9, 2019 AND APPROVED AS PART OF THE TRAILS AT ASPEN RIDGE PUDSP (PUDSP-191), RECORDED APRIL 9, 2020 RECEPTION NO. 220049053. THIS REPORT INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE TRAILS AT ASPEN RIDGE PROJECT, AS AMENDED. 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 EXIST(S) 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 '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 CCR'S. 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 N90°00'00"W A DISTANCE OF 511.94 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 90.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 985.00 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°09'37"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°58'40"W A DISTANCE OF 44.56 FEET;
- THENCE S13°14'120"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 S29°42'04"W A DISTANCE OF 49.02 FEET;
- THENCE S35°29'44"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°55'16"W A DISTANCE OF 66.77 FEET;
- THENCE S00°26'25"E A DISTANCE OF 193.86 FEET;
- THENCE S80°00'00"W A DISTANCE OF 159.90 FEET;
- THENCE S00°00'00"E A DISTANCE OF 13.82 FEET;
- THENCE S88°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 65.00 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 S44°33'35"W A DISTANCE OF 28.28 FEET;
- THENCE S89°33'35"W A DISTANCE OF 358.00 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 S80°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 280.00 FEET, A DELTA ANGLE OF 13°32'37", AN ARC LENGTH OF 61.46 FEET, WHOSE LONG CHORD BEARS N28°47'53"E A DISTANCE OF 61.32 FEET;
- THENCE N22°01'59"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 361.52 FEET;
- THENCE N74°20'49"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°20'49"E A DISTANCE OF 385.18 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°59'39"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;
- 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
ECM SECTION 2.2.5.(E)	URBAN LOCAL ROADWAY ACCESS SPACING	URBAN LOCAL ROADWAYS SHALL NOT INTERSECT CLOSER THAN 175'	TO ALLOW LOCAL RES. STREETS TO INTERSECT AT A LENGTH LESS THAN 175' AT THE INTERSECTION OF FISH HOOK DR. & WINNER CREEK DR.	FIXED LOCATION OF BLACKMER STREET VIA BRADLEY RD. LIMITS FLEXIBILITY OF INTERNAL STREET DESIGN CREATING SITUATION WHERE THIS INTERSECTION SPACING CRITERIA CANNOT BE MET. ALL OTHER SAFETY CRITERIA HAS BEEN MET.

PUD MODIFICATION TABLE PREVIOUSLY APPROVED

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

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

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)
JSS.
EL PASO COUNTY)

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)
JSS.
EL PASO COUNTY)

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: PUD (PLANNED UNIT DEVELOPMENT)

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 (INCLUDING FILING NO. 2)

TOTAL SITE ACREAGE	117.98 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	680 D.U.
PROPOSED GROSS DENSITY	5.76 D.U./AC

FILING NO. 2 DATA

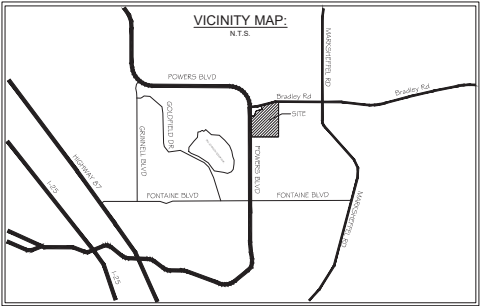
TYPE OF SUBDIVISION	NUMBER OF DWELLING UNITS	AREA (AC)	PERCENTAGE OF TOTAL AREA*
SINGLE FAMILY DETACHED RES.	98	10.5	60%
OPEN SPACE/LANDSCAPE		2.4	13%
PUBLIC STREET RIGHTS-OF-WAY		4.5	26%
PRIVATE STREET RIGHTS-OF-WAY		0.2	1%
TOTAL		17.62	100%

PHASE NO. 3-6 DATA

TYPE OF SUBDIVISION	NUMBER OF DWELLING UNITS	AREA (AC)	PERCENTAGE OF TOTAL AREA*
SINGLE FAMILY DETACHED RES.	582	60.1	60%
OPEN SPACE/LANDSCAPE		15.4	15%
PUBLIC STREET RIGHTS-OF-WAY		19.8	20%
PRIVATE STREET RIGHTS-OF-WAY		0.0	0%
LEGACY HILL DRIVE RIGHT-OF-WAY (PLATTED WITH FILING NO. 1)		5.0	5%
TOTAL		100.36	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE

TOTAL OPEN SPACE PROVIDED IS 15.1% = 17.795 AC



CONSULTANTS:
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COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

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

KEY MAP:

PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:
PROJECT NO: 20.886.028
DRAWN BY: LCB
CHECKED BY: NMS
APPROVED BY: NMS
SHEET TITLE:

TITLE SHEET

TS01
SHEET 1 OF 34

PCD FILE NO.:

KEY MAP:

PROJECT:

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AMENDMENT

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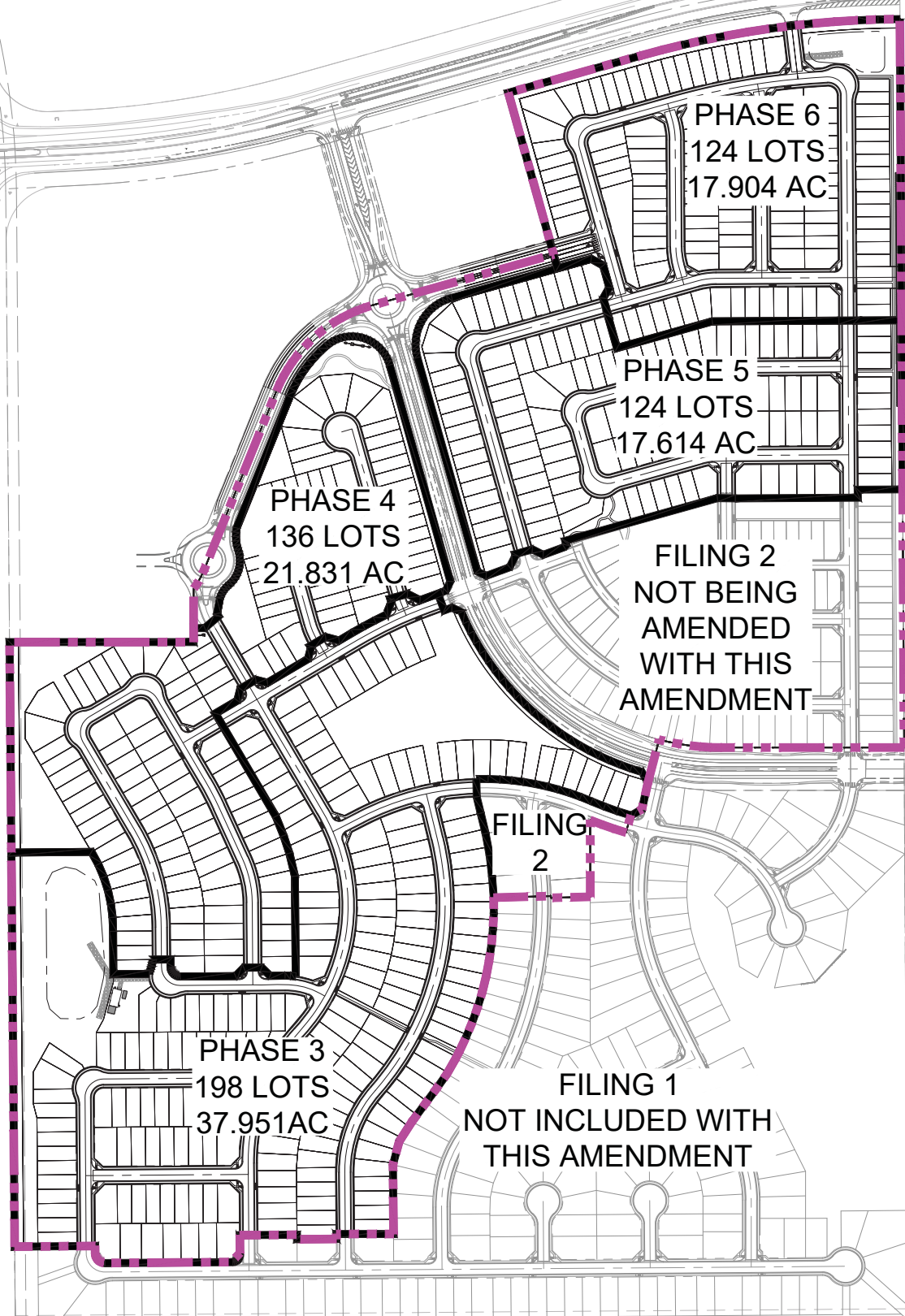
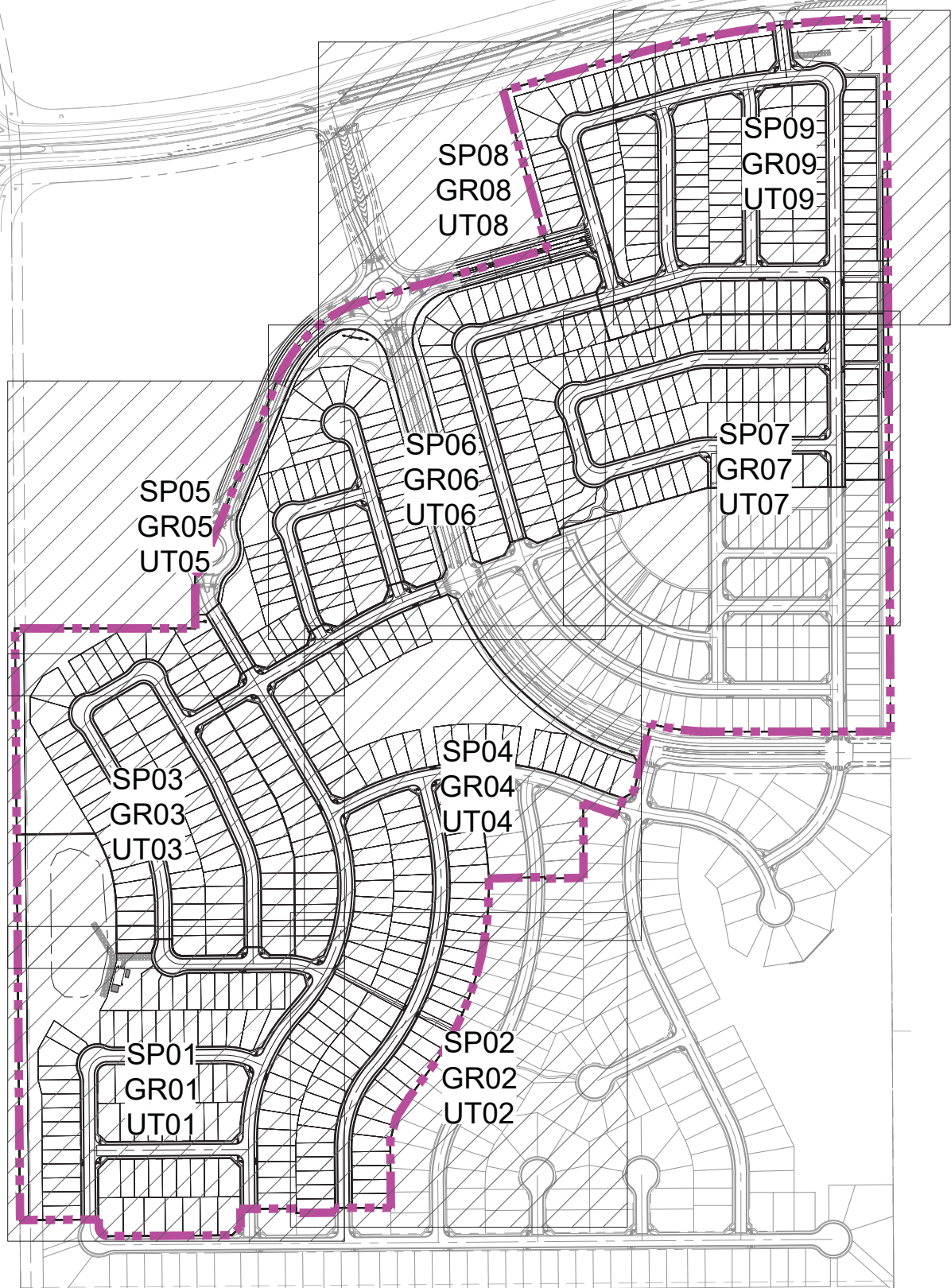
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PUD PHASE AND
KEY MAPS

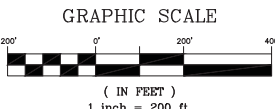
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SHEET 2 OF 34

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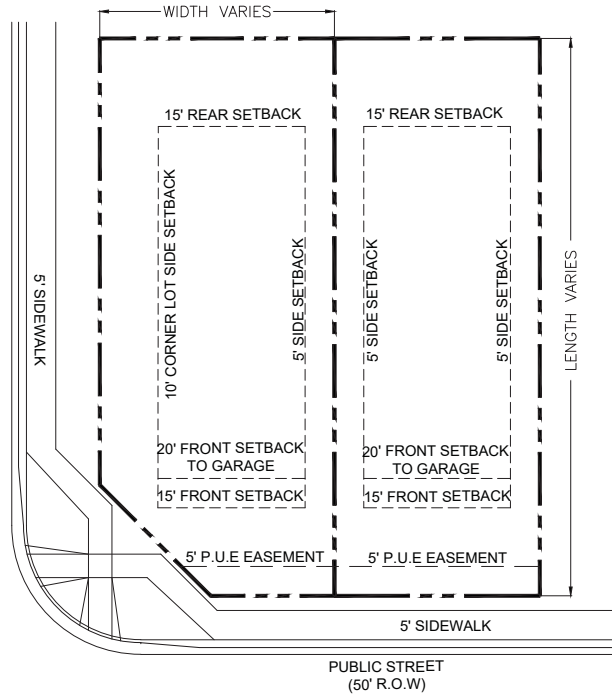


FILING PLAN AND SCHEDULE OF DEVELOPMENT:
1. THE TRAILS AT ASPEN RIDGE IS ILLUSTRATING SIX PHASES BASED UPON COLLECTOR ROADWAYS AND PRODUCT TYPES.
2. THE PHASE IS BASED UPON ANTICIPATED CONSTRUCTION, SEQUENCING OF ROADS AND UTILITIES; HOWEVER, TRAILS AT ASPEN RIDGE MAY BE DEVELOPED INDEPENDENT OF THE PHASE AS OUTLINED PENDING MARKET DEMAND AND ACTUAL CONSTRUCTION SCHEDULES.
3. THE SECOND PHASE OF CONSTRUCTION IS PROJECTED TO BEGIN IN SPRING 2021.
4. THE THIRD PHASE OF CONSTRUCTION IS PROJECTED TO BEGIN IN FALL/ WINTER 2021.

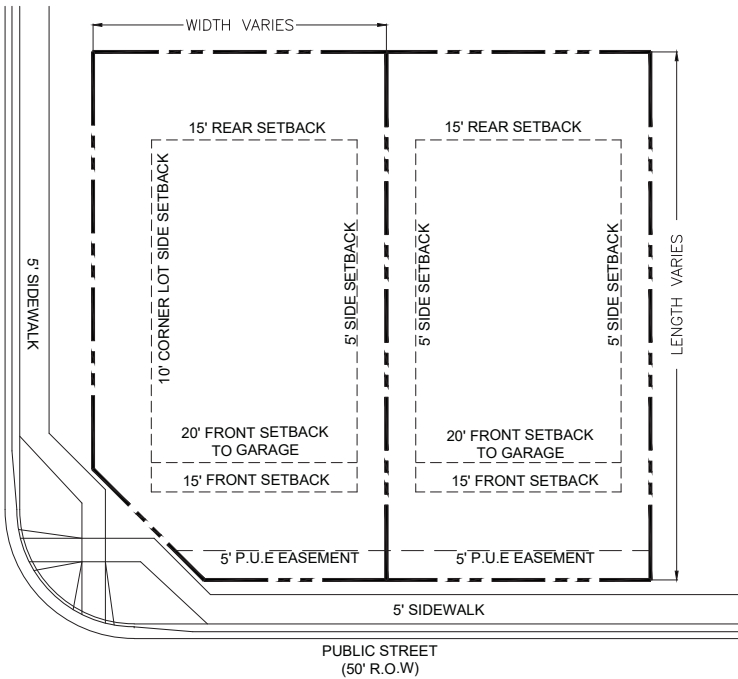


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TYPICAL LOT SETBACK DIAGRAMS



LOTS 273 - 326, 476 - 582



LOTS 1 - 272, 327 - 475

DEVELOPMENT STANDARDS AND GUIDELINES

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 (APPLIES TO ALL LOTS WITHIN THE PUD), 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. *PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

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 *TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

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 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. *ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

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

ACCESSORY STRUCTURES:
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. FENCES, WALLS, OR HEDGES
2. MAILBOXES
3. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
4. PERSONAL USE SMALL CELL TOWER
5. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
6. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD 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.
7. NO ACCESSORY STRUCTURES ARE PERMITTED ON LOTS 332 - 464, 540 - 605. *ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

DIMENSIONAL STANDARDS AND GUIDELINES

- DIMENSIONAL STANDARDS FOR ALL LOTS
- MINIMUM LOT AREA:
A. DWELLING, SINGLE FAMILY: 3,000 SF
 - MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
 - MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
 - MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN
 - PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED
 - SETBACK REQUIREMENTS (SEE DETAILS):
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')
 - ACCESSORY STRUCTURE STANDARDS:
A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
B. SETBACK REQUIREMENTS:
SIDE YARD: FIVE FEET (5')
REAR YARD: FIVE FEET (5')

LOT TYPICAL NOTES FOR ALL LOTS:

- LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
- OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
- 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.
- THERE SHALL BE NO FENCING PERMITTED WITHIN THE FRONT YARD SETBACK.
- 10' MINIMUM SEPARATION BETWEEN MAIN HOUSE STRUCTURES EXCEPT FOR PAIRED PATIO/ DUPLEX STYLE UNITS THAT SHARE ONE COMMON WALL.
- 5' PUBLIC UTILITY EASEMENT TO BE PROVIDED ALONG THE FRONTS OF ALL LOTS.
- 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 METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
- 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.

CONSULTANTS:
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COLORADO SPRINGS, CO 80921
PHONE: (719) 382-9433

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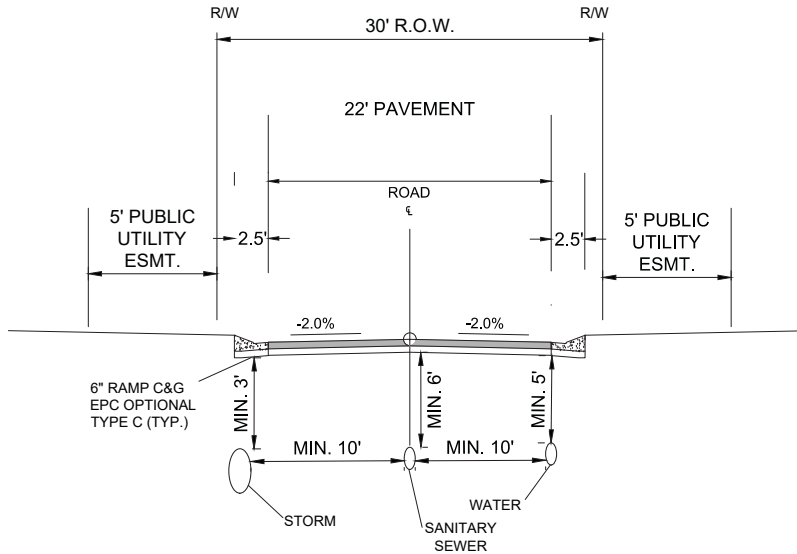
DRAWING INFORMATION:
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SHEET TITLE:

PUD DETAILS

DT02
SHEET 3 OF 34

PCD FILE NO.:

FILING NO. 2 TO REMAIN
TYPICAL STREET CROSS-SECTIONS

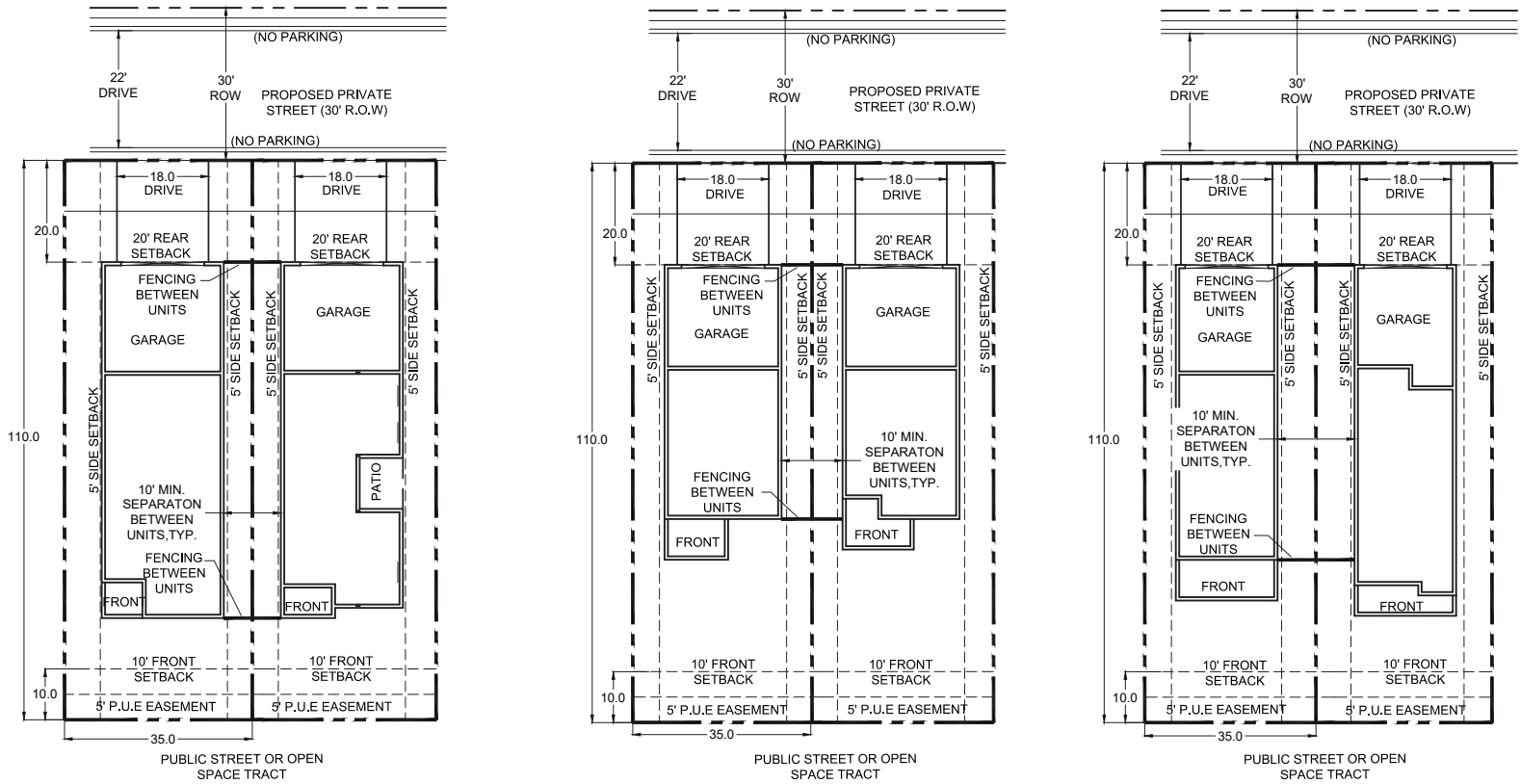


FILING NO. 2 TYPICAL SECTION
(PRIVATE ROADWAY)

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 EXCEPT OFF-STREET PARKING AREAS AS SHOWN ON THE DRAWINGS.

FILING NO. 2 TO REMAIN
TYPICAL LOT SETBACK DIAGRAMS



LOT TYPICAL NOTES FOR ALL LOTS:

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' 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 WITHIN THE FRONT YARD SETBACK.
5. 10' MINIMUM SEPARATION BETWEEN MAIN HOUSE STRUCTURES.
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 METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE 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.

DIMENSIONAL STANDARDS FOR FILING NO. 2 LOTS

1. MINIMUM LOT AREA:
 - A. DWELLING, SINGLE FAMILY: 3,000 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):
 - FRONT: 10' BUILDING
 - SIDE: 5' PER DETAIL (10' MIN. BETWEEN BUILDINGS)
 - REAR: 20' SETBACK TO FACE OF GARAGE
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')

ACCESSORY STRUCTURES:

THERE ARE NO ACCESSORY STRUCTURE USES PERMITTED WITHIN FILING NO. 2 LOTS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

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

KEY MAP:

PROJECT:

TRAILS AT ASPEN RIDGE PUD/SP
AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:

PROJECT NO: 20.886.028

DRAWN BY: LCB

CHECKED BY: NMS

APPROVED BY: NMS

SHEET TITLE:

FILING NO. 2 PUD
DETAILS

DT03

SHEET 4 OF 34

PCD FILE NO.:

67



SCALE : N.T.S.



SCALE : N.T.S.

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. HUMAN LOCAL RESIDENTIAL KNUCKLE DESIGN TO BE PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL KNUCKLE DETAIL FIGURE SD 2-77.

ONLY USE STRIPS OF MIRAFI
GEOGRID THAT HAVE BEEN
FACTORY CUT AND ARE
CERTIFIED FOR WIDTH AND
STRENGTH BY TENCATE
MIRAFI.

REINFORCED LEDGESTONE REDI ROCK WALL SECTION
NOT TO SCALE

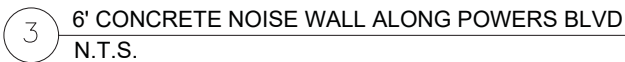
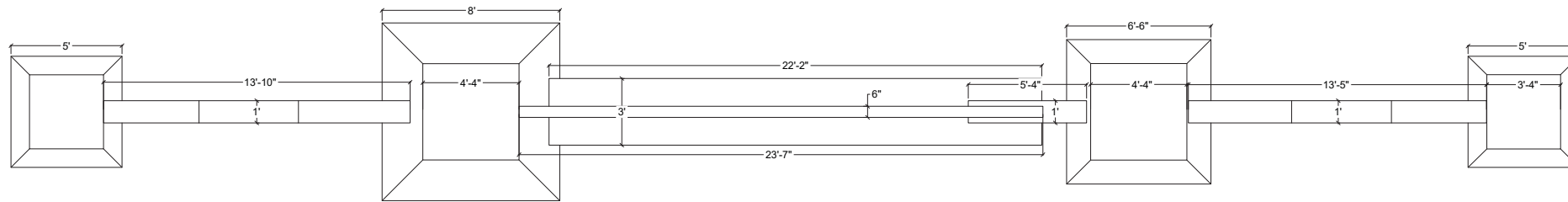


Diagram illustrating the cross-section of a gutter installation, showing the following components and materials:

- BACK OF CURB
- DETECTABLE WARNING SURFACE (TYP) SEE EL PASO COUNTY STANDARD DRAWING SD_242
- 5'X5' MIN. 2% MAX ANY DIRECTION
- 5' MIN ATTACHED SIDEWALK
- 8.3% MAX.
- 8.3% MAX.
- TYPE A C&G
- TRANSITION
- NOTE: TRANSITIONS MAY RANGE FROM 3' TO 10'
- FLOWLINE
- TYPE C C&G
- LIP OF GUTTER

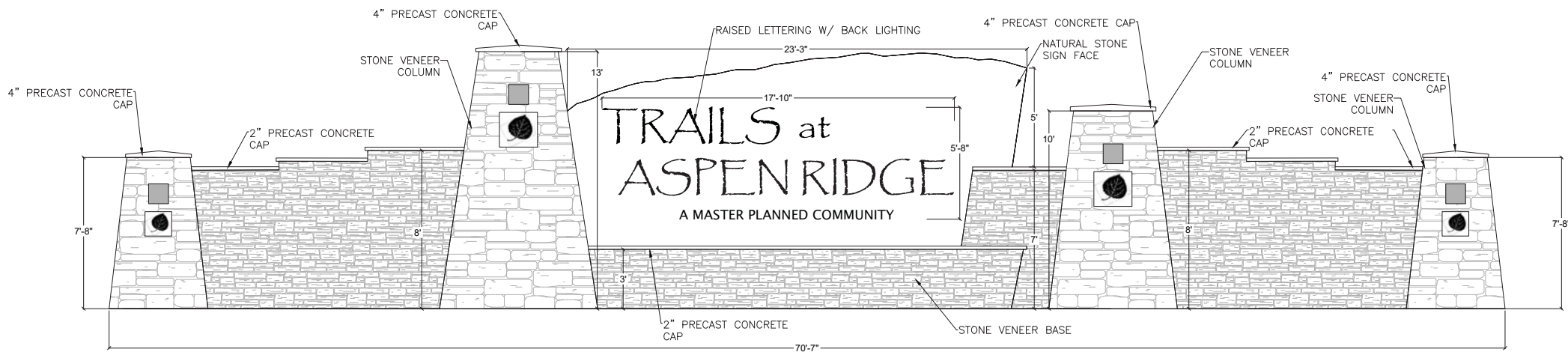


CONSULTANTS:			
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:			
<div style="display: flex; align-items: center; justify-content: center;"><div style="font-size: 2em; font-weight: bold; color: #0070C0;">Matrix</div></div>			
2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208			
OWNER/DEVELOPER:			
COLA, LLC 555 MIDDLE CREEK PKWY, SUITE 380 COLORADO SPRINGS, CO 80921 PHONE: (719) 382-9433			
KEY MAP:			
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EL PASO COUNTY, CO FEBRUARY 2021			
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SHEET TITLE:			
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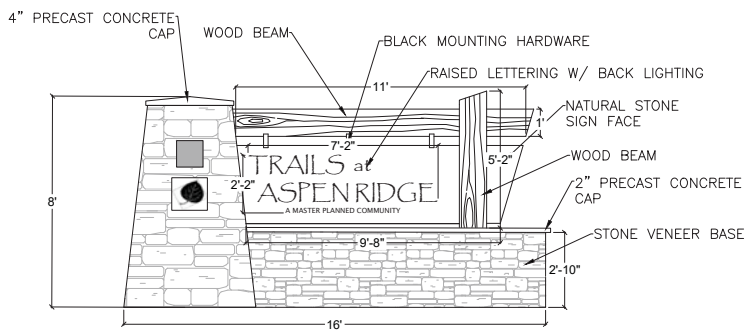
MAIN ENTRANCE SIGN (PLAN VIEW)

NTS



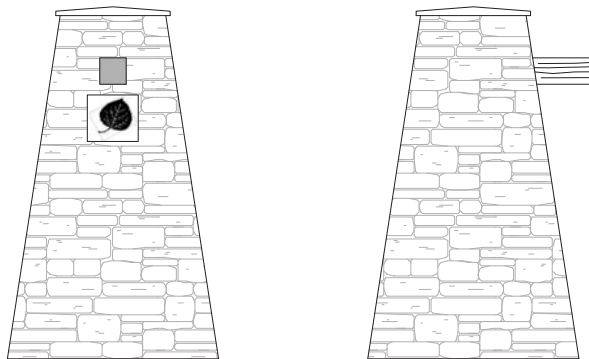
MAIN ENTRANCE SIGN LOCATED IN TRACT H (FRONT VIEW)

NTS



SECONDARY SIGN LOCATED IN TRACT G (FRONT VIEW)

NTS



COLUMN DETAIL (FRONT AND SIDE VIEW)

NTS

CONSULTANTS:
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FEBRUARY 2021

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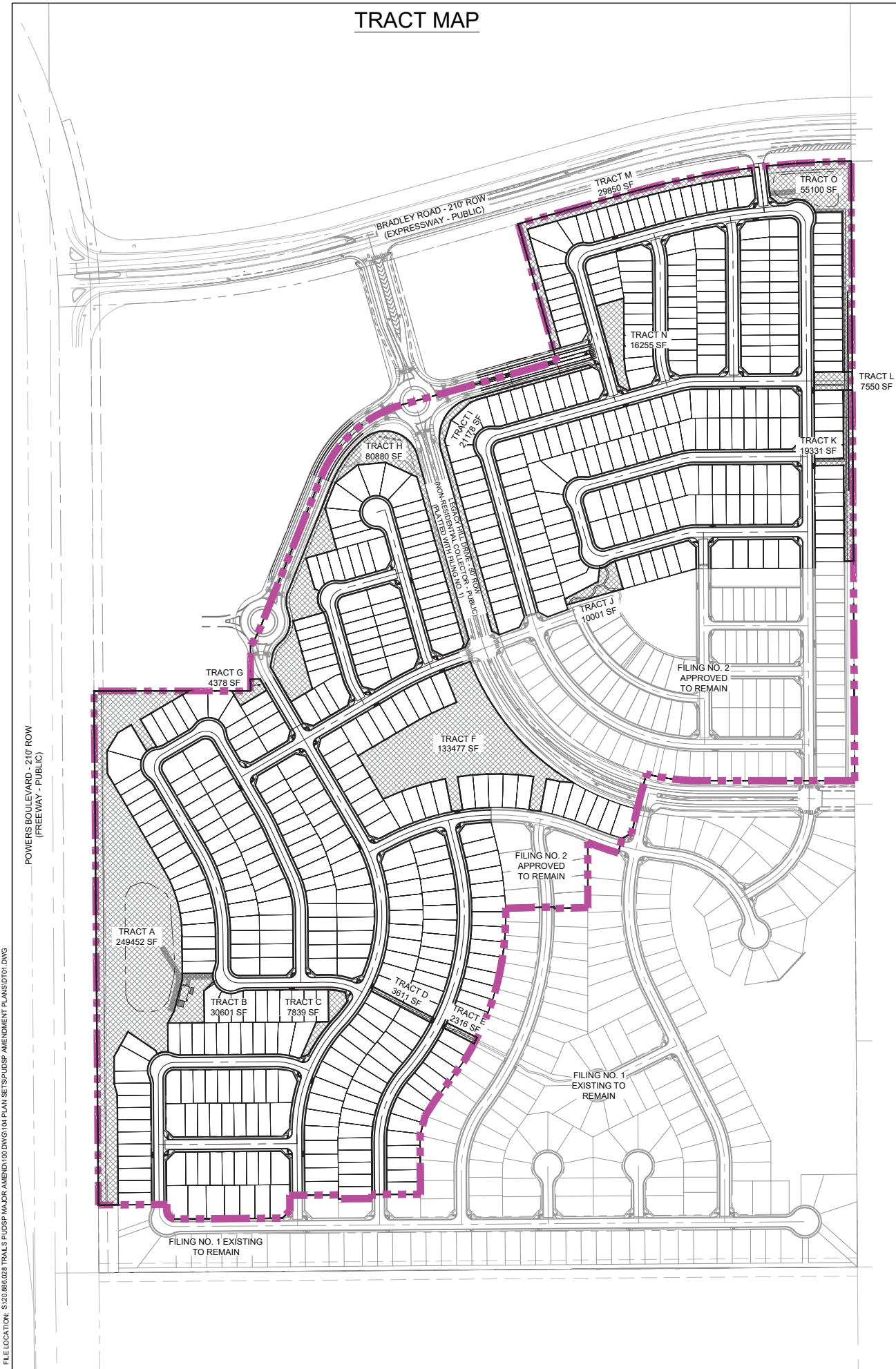
PUD DETAILS

DT05

SHEET 6 OF 34

PCD FILE NO.:


TRACT MAP



TRACT	AREA (SQUARE FEET)	LANDSCAPE/PARK OPEN SPACE/TRAIL	MAILBOX KIOSKS	SIGNAGE/PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	WATER PUMP HOUSE FACILITY	OWNED/MAINTAINED BY
A	264,257	X	X	X	X	X		WATERVIEW II METRO DISTRICT
B	15,960	X		X	X	X	X	WIDEFIELD WATER & SANITATION DISTRICT
C	7,839	X	X	X	X	X		WATERVIEW II METRO DISTRICT
D	3,611	X	X	X	X	X		WATERVIEW II METRO DISTRICT
E	2,316	X	X	X	X	X		WATERVIEW II METRO DISTRICT
F	133,477	X	X	X	X	X		WATERVIEW II METRO DISTRICT
G	4,378	X	X	X	X	X		WATERVIEW II METRO DISTRICT
H	80,880	X	X	X	X	X		WATERVIEW II METRO DISTRICT
I	21,178	X	X	X	X	X		WATERVIEW II METRO DISTRICT
J	10,001	X	X	X	X	X		WATERVIEW II METRO DISTRICT
K	19,331	X	X	X	X	X		WATERVIEW II METRO DISTRICT
L	7,550	X	X	X	X	X		WATERVIEW II METRO DISTRICT
M	29,850	X	X	X	X	X		WATERVIEW II METRO DISTRICT
N	16,255	X	X	X	X	X		WATERVIEW II METRO DISTRICT
O	55,100	X	X	X	X	X		WATERVIEW II METRO DISTRICT

TOTAL TRACT AREA: 671,982 SF (15.4266 AC)

- TRACT NOTES:
- 'X' DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS
 - TRACT 'L' RESERVED FOR FUTURE RIGHT-OF-WAY USE FOR POSSIBLE CONNECTION TO THE EAST. TRACT 'L' SHALL BE DEDICATED TO EL PASO COUNTY AT NO COST TO THE COUNTY 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 AS SINGLE FAMILY RESIDENTIAL PER REVIEW AND APPROVAL OF AN AMENDED PLAT BY EL PASO COUNTY.

CONSULTANTS:
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PHONE : (719) 575-0100
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PHONE : (719) 382-9433

KEY MAP:

PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021
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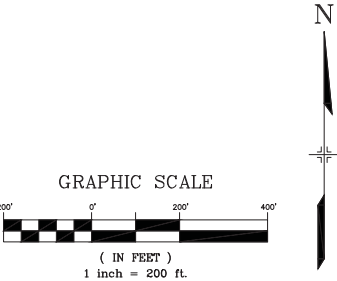
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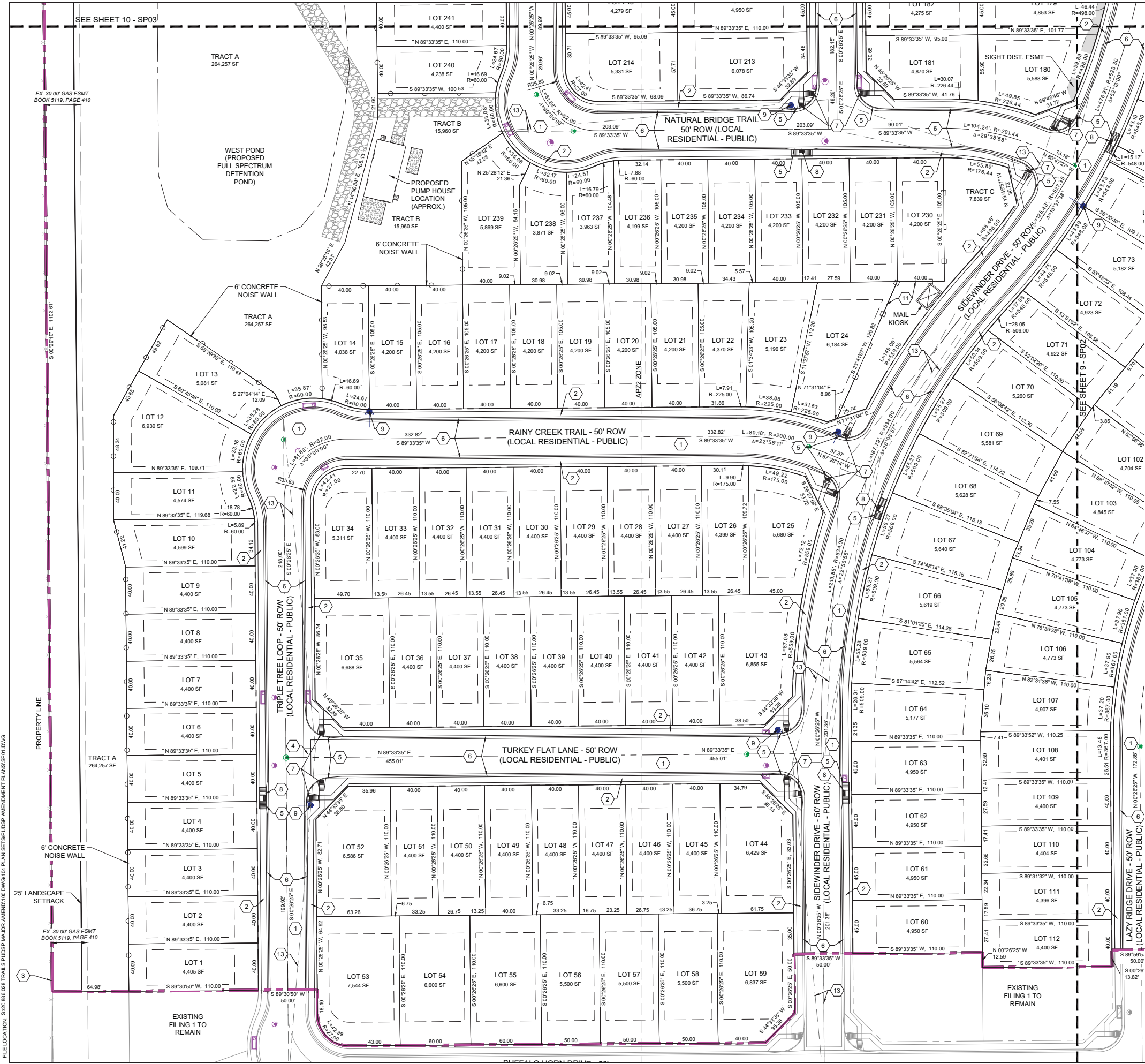
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PROJECT NO: 20.886.028
DRAWN BY: LCB
CHECKED BY: NMS
APPROVED BY: NMS
SHEET TITLE:

PUD DETAILS

DT06
SHEET 7 OF 34

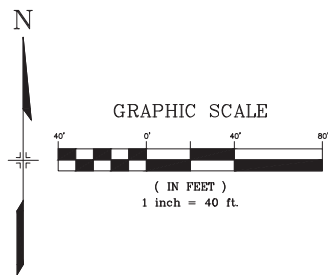
PCD FILE NO.:





LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE ATTACHED SIDEWALK (5' TYPICAL)
 - 3 6" CONCRETE FENCE (SEE DT04 FOR DETAIL)
 - 4 CONCRETE CROSSSPAN (6' TYPICAL)
 - 5 CURB AND GUTTER (EPC TYPE A)
 - 6 CURB AND GUTTER (EPC OPTIONAL TYPE C)
 - 7 PEDESTRIAN CURB RAMP
 - 8 PARALLEL PEDESTRIAN CURB RAMP
 - 9 PROPOSED FIRE HYDRANT LOCATION
 - 10 RETAINING WALL (SEE DT04 FOR DETAIL)
 - 11 5' SPLIT RAIL VINYL FENCE (SEE DT04 FOR DETAIL)
 - 12 5' VINYL FENCE (SEE DT04 FOR DETAIL)
 - 13 SIGHT TRIANGLE
- PROPOSED EASEMENT
LANDSCAPE SETBACK
PROPERTY BOUNDARY
SHEET MATCHLINE
CONCRETE FENCE
VINYL FENCE
SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 20'.



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix

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COLORADO SPRINGS, CO 80920
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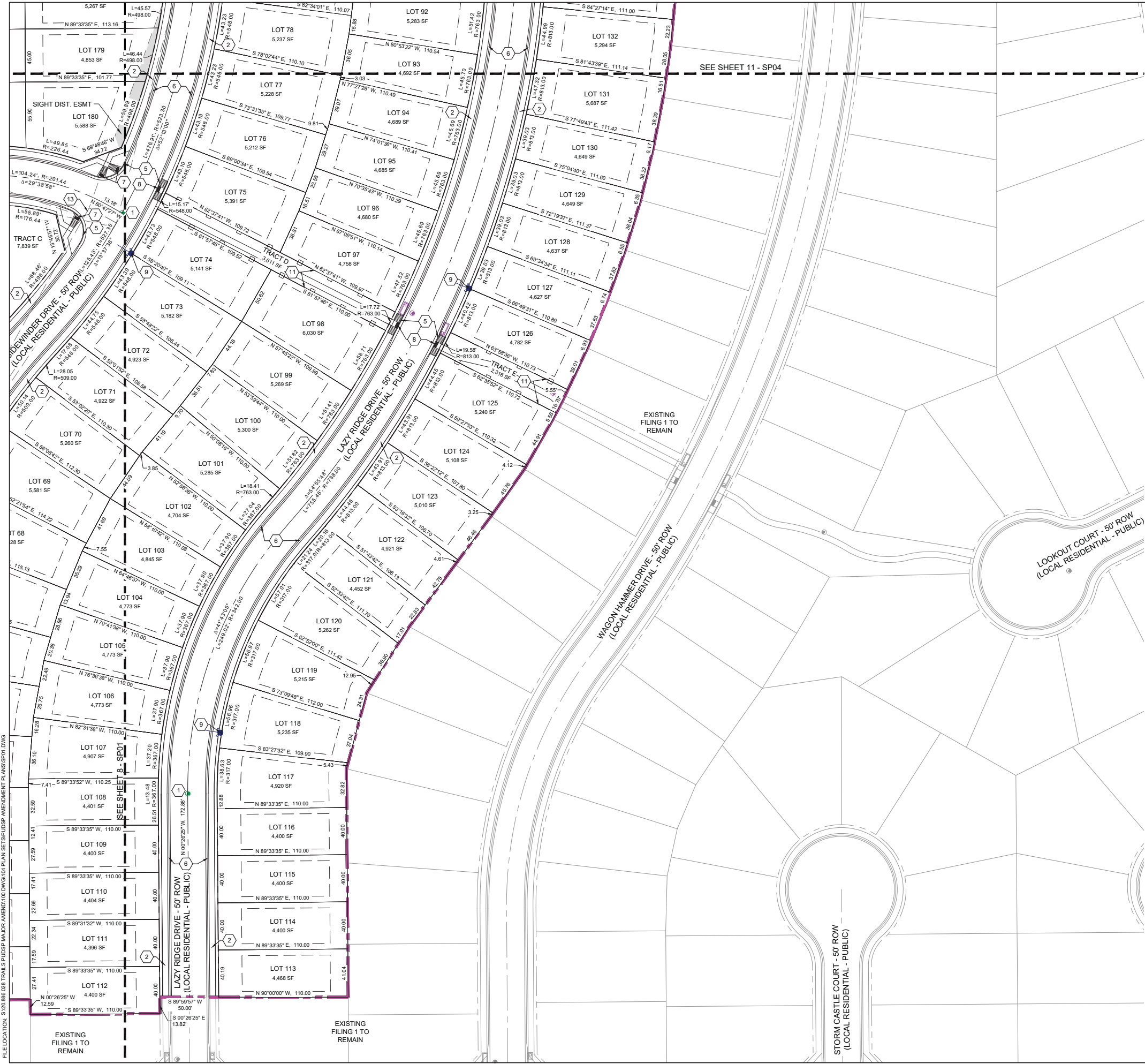
DRAWING INFORMATION:
PROJECT NO.: 20.886.028
DRAWN BY: LCB
CHECKED BY: NMS
APPROVED BY: NMS
SHEET TITLE:

PRELIMINARY SITE PLAN

SP01

SHEET 8 OF 34

PCD FILE NO.:



LEGEND

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ASPHALT SURFACE (TYPICAL)

CONCRETE ATTACHED SIDEWALK (5' TYPICAL)

6" CONCRETE FENCE (SEE DT04 FOR DETAIL)

CONCRETE CROSSSPAN (6' TYPICAL)

CURB AND GUTTER (EPC TYPE A)

CURB AND GUTTER (EPC OPTIONAL TYPE C)

PEDESTRIAN CURB RAMP

PARALLEL PEDESTRIAN CURB RAMP

PROPOSED FIRE HYDRANT LOCATION

RETAINING WALL (SEE DT04 FOR DETAIL)

5' SPLIT RAIL VINYL FENCE (SEE DT04 FOR DETAIL)

5' VINYL FENCE (SEE DT04 FOR DETAIL)

SIGHT TRIANGLE

PROPOSED EASEMENT

LANDSCAPE SETBACK

PROPERTY BOUNDARY

SHEET MATCHLINE

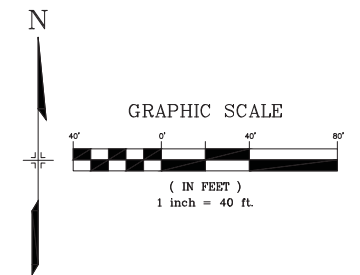
CONCRETE FENCE

VINYL FENCE

SIGHT TRIANGLE

PROPOSED UTILITY STRUCTURES

NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 20'.



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

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

KEY MAP:

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TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021

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DRAWING INFORMATION:

PROJECT NO: 20.886.028

DRAWN BY: LCB

CHECKED BY: NMS

APPROVED BY: NMS

SHEET TITLE:

PRELIMINARY SITE PLAN

SP02

SHEET 9 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20.886.028 TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT\100 DWG\104 PLAN SET\SP02\SP AMENDMENT PLANS\SP01.DWG

GRAPHIC SCALE

(IN FEET)

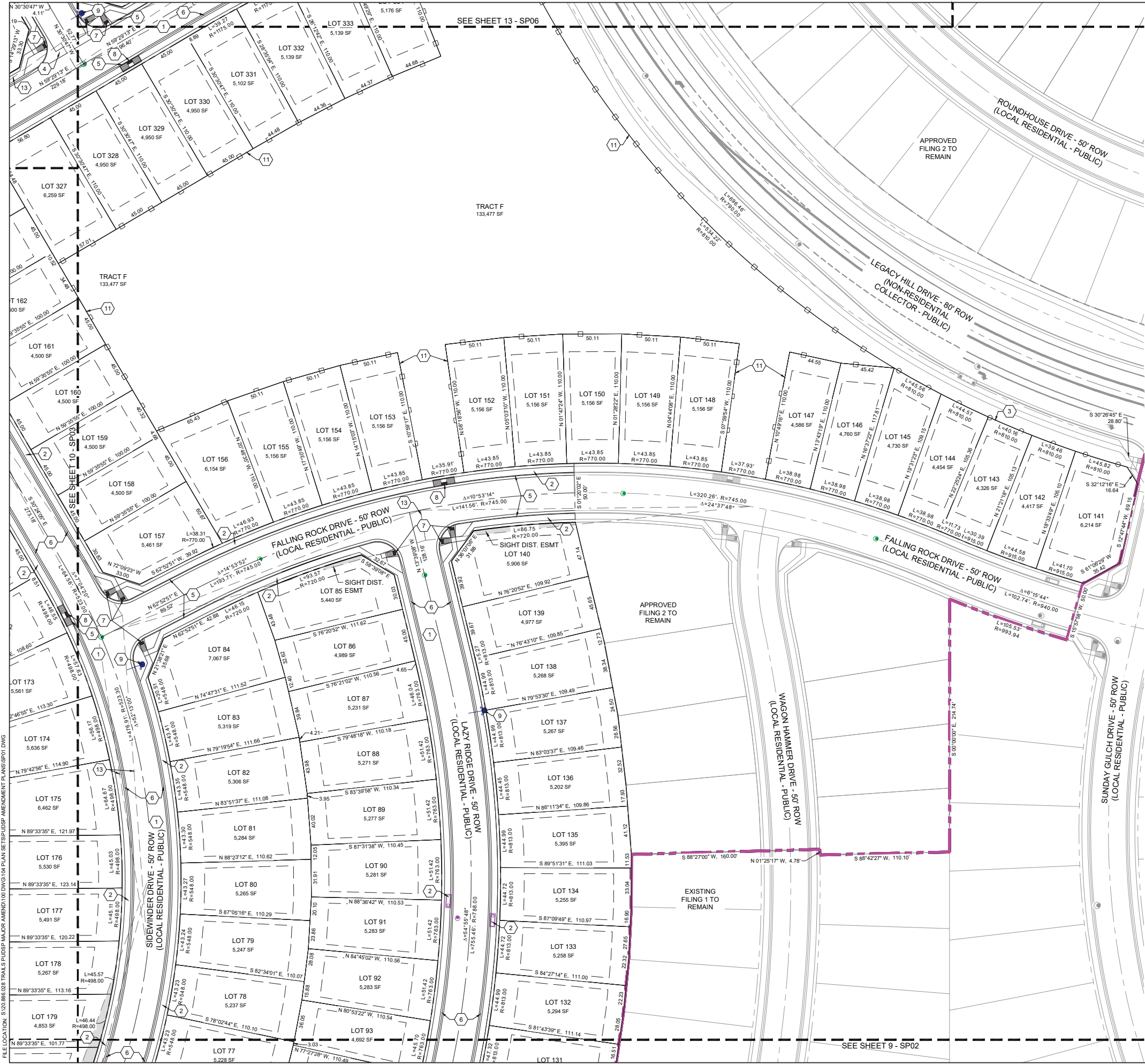
1 inch = 40 ft.

(IN FEET)
1 inch = 40 f

SHEET TITLE:

SHEET 10 OF 34

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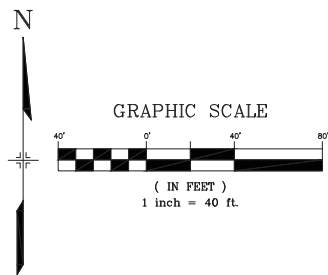


LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (5' TYPICAL)
- 3 6" CONCRETE FENCE (SEE DT04 FOR DETAIL)
- 4 CONCRETE CROSSSPAN (6' TYPICAL)
- 5 CURB AND GUTTER (EPC TYPE A)
- 6 CURB AND GUTTER (EPC OPTIONAL TYPE C)
- 7 PEDESTRIAN CURB RAMP
- 8 PARALLEL PEDESTRIAN CURB RAMP
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 RETAINING WALL (SEE DT04 FOR DETAIL)
- 11 5' SPLIT RAIL VINYL FENCE (SEE DT04 FOR DETAIL)
- 12 5' VINYL FENCE (SEE DT04 FOR DETAIL)
- 13 SIGHT TRIANGLE

- PROPOSED EASEMENT
- LANDSCAPE SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE
- VINYL FENCE
- SIGHT TRIANGLE

PROPOSED UTILITY STRUCTURES
NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 20'.



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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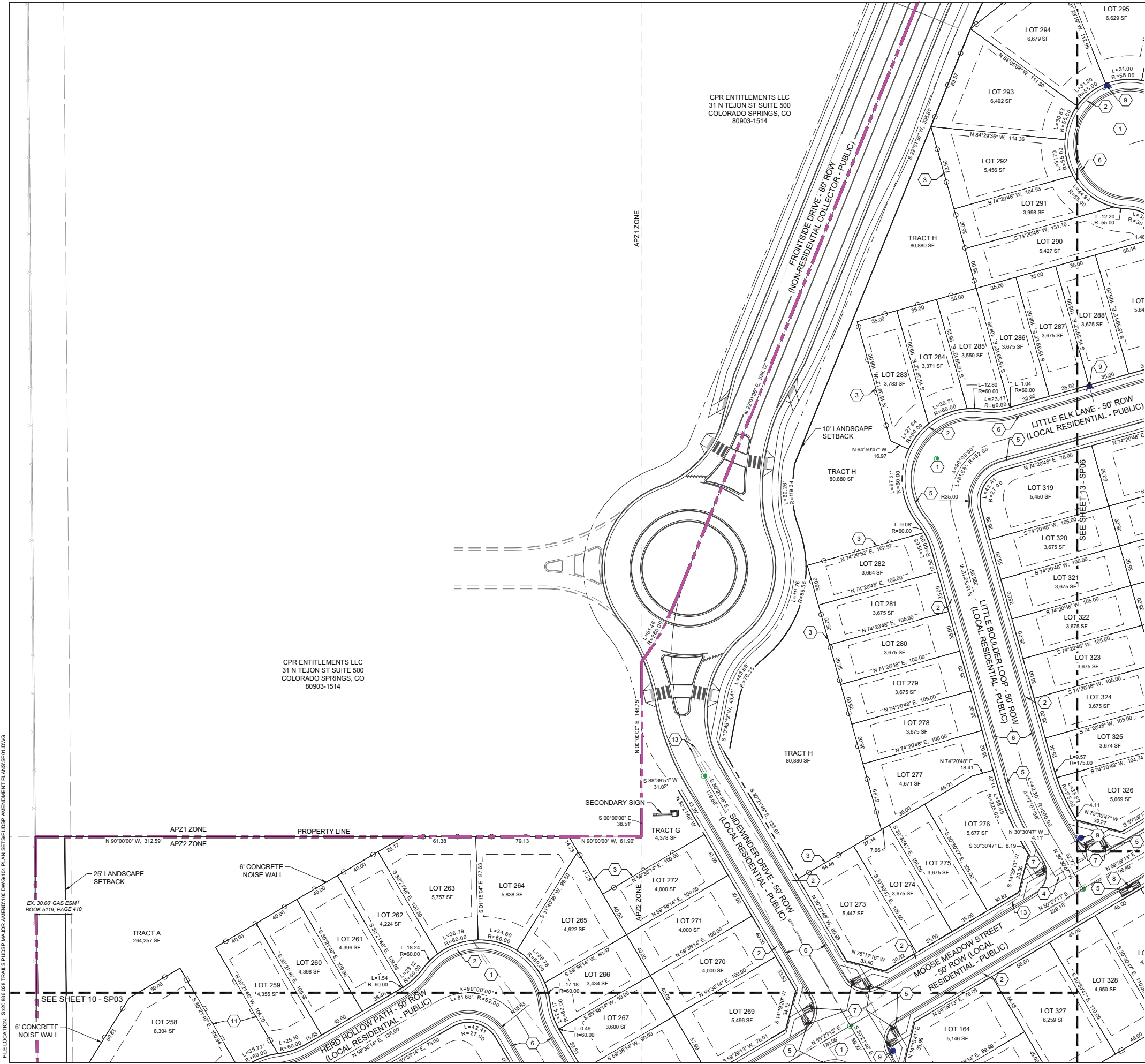
PRELIMINARY SITE PLAN

SP04

SHEET 11 OF 34

PCD FILE NO.:

FILE LOCATION: S:\2026\628 TRAILS AT ASPEN RIDGE PUD\SP5 AMENDMENT\100.DWG\104 PLAN SET\SP5\SP5 AMENDMENT PLANS\SP01.DWG



LEGEND

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ASPHALT SURFACE (TYPICAL)

CONCRETE ATTACHED SIDEWALK (5' TYPICAL)

6" CONCRETE FENCE (SEE DT04 FOR DETAIL)

CONCRETE CROSSSPAN (6' TYPICAL)

CURB AND GUTTER (EPC TYPE A)

CURB AND GUTTER (EPC OPTIONAL TYPE C)

PEDESTRIAN CURB RAMP

PARALLEL PEDESTRIAN CURB RAMP

PROPOSED FIRE HYDRANT LOCATION

RETAINING WALL (SEE DT04 FOR DETAIL)

5' SPLIT RAIL VINYL FENCE (SEE DT04 FOR DETAIL)

5' VINYL FENCE (SEE DT04 FOR DETAIL)

SIGHT TRIANGLE

PROPOSED EASEMENT

LANDSCAPE SETBACK

PROPERTY BOUNDARY

SHEET MATCHLINE

CONCRETE FENCE

VINYL FENCE

SIGHT TRIANGLE

PROPOSED UTILITY STRUCTURES

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N

40'

0'

40'

80'

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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COLORADO SPRINGS, CO 80920
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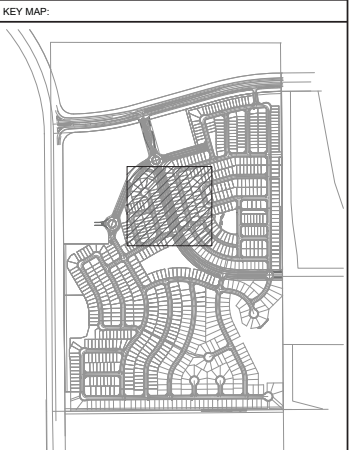
PRELIMINARY SITE
PLAN

SP05
SHEET 12 OF 34

PCD FILE NO.:

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
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PRELIMINARY SITE PLAN

SP06

SHEET 13 OF 34

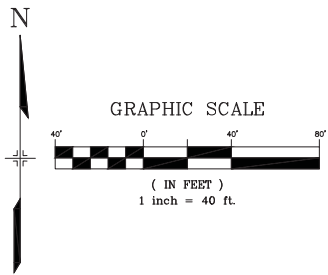
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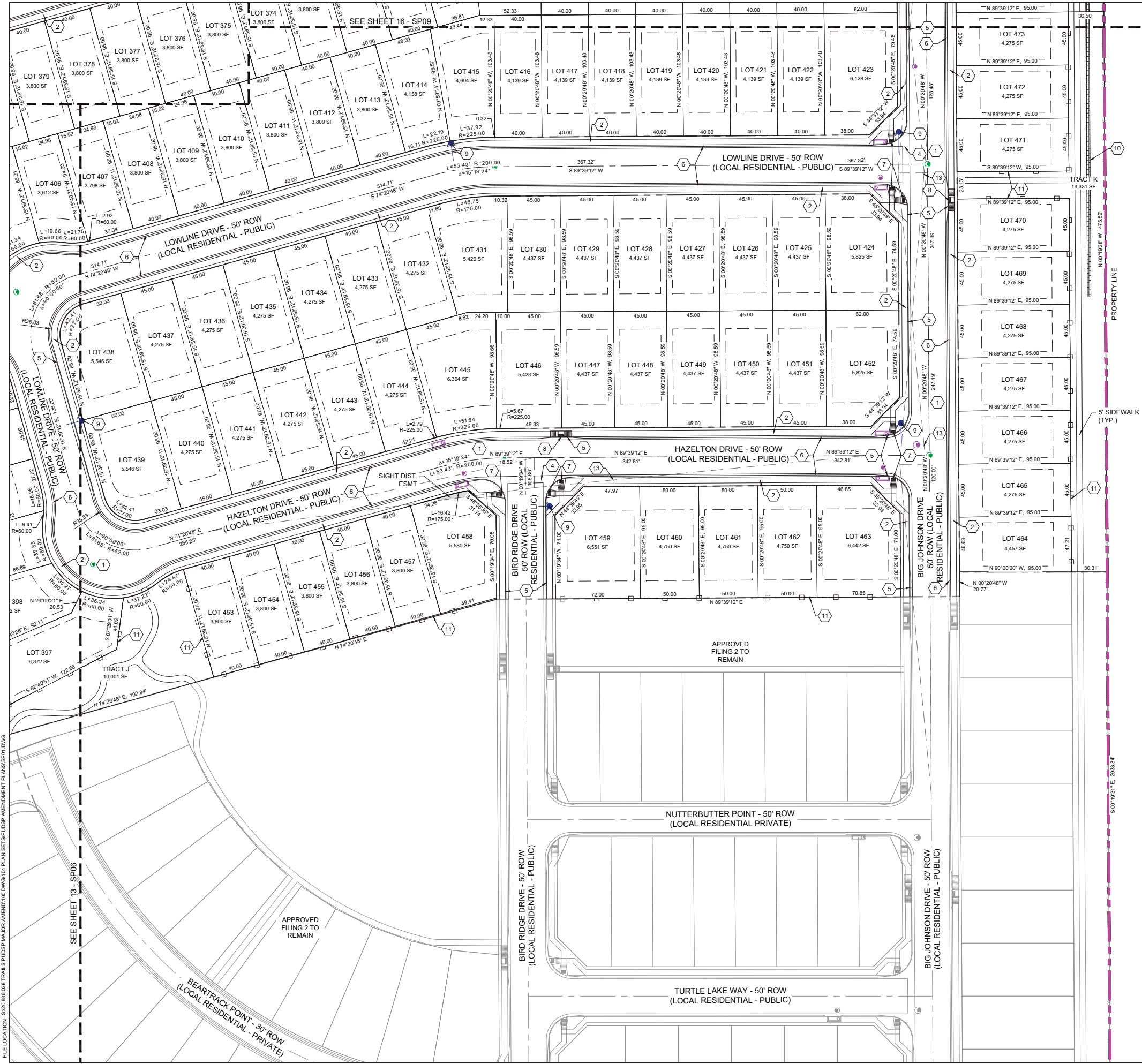


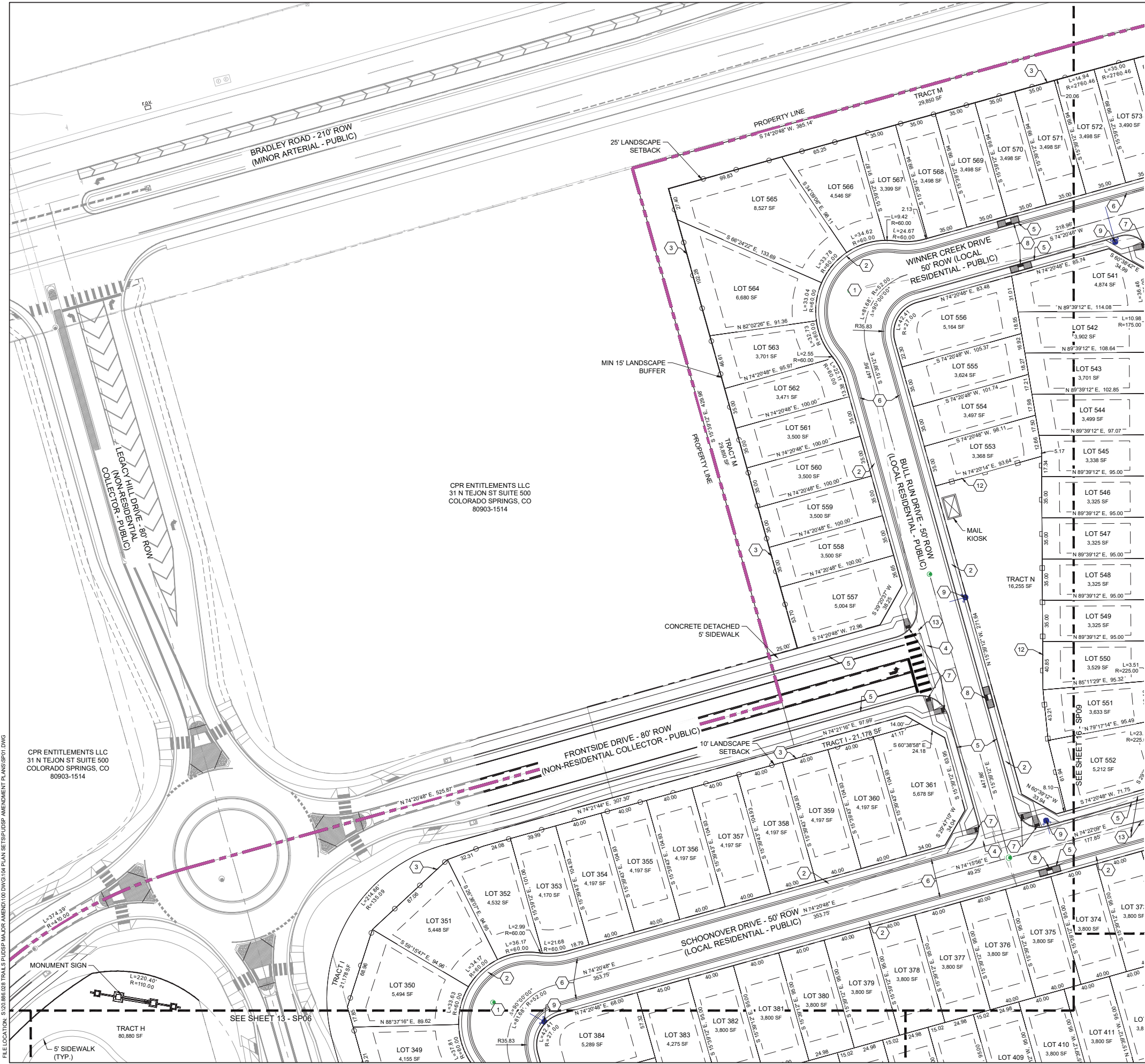
LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (5' TYPICAL)
- 3 6' CONCRETE FENCE (SEE DT04 FOR DETAIL)
- 4 CONCRETE CROSSSPAN (6' TYPICAL)
- 5 CURB AND GUTTER (EPC TYPE A)
- 6 CURB AND GUTTER (EPC OPTIONAL TYPE C)
- 7 PEDESTRIAN CURB RAMP
- 8 PARALLEL PEDESTRIAN CURB RAMP
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 RETAINING WALL (SEE DT04 FOR DETAIL)
- 11 5' SPLIT RAIL VINYL FENCE (SEE DT04 FOR DETAIL)
- 12 5' VINYL FENCE (SEE DT04 FOR DETAIL)
- 13 SIGHT TRIANGLE

- PROPOSED EASEMENT
LANDSCAPE SETBACK
PROPERTY BOUNDARY
SHEET MATCHLINE
CONCRETE FENCE
VINYL FENCE
SIGHT TRIANGLE
PROPOSED UTILITY STRUCTURES
NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 20'.

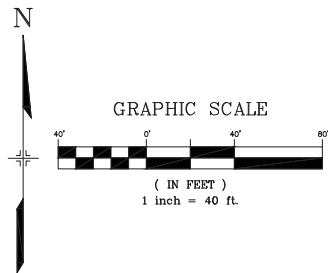






LEGEND

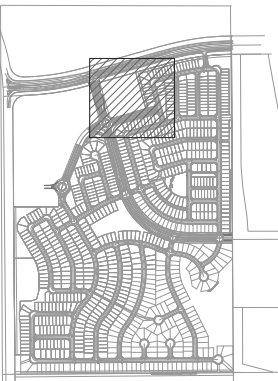
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CONSULTANTS:
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Matrix
2435 RESEARCH PARKWAY, SUITE 300
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PHONE: (719) 575-0100
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OWNER/DEVELOPER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
PHONE: (719) 382-9433

KEY MAP:



PROJECT:

TRAILS AT ASPEN RIDGE PUD/SP
AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:

PROJECT NO: 20.886.028

DRAWN BY: LCB

CHECKED BY: NMS

APPROVED BY: NMS

SHEET TITLE:

PRELIMINARY SITE
PLAN

SP08

SHEET 15 OF 34

PCD FILE NO.:

OWNER/DEVELOPER:

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

KEY MAP:



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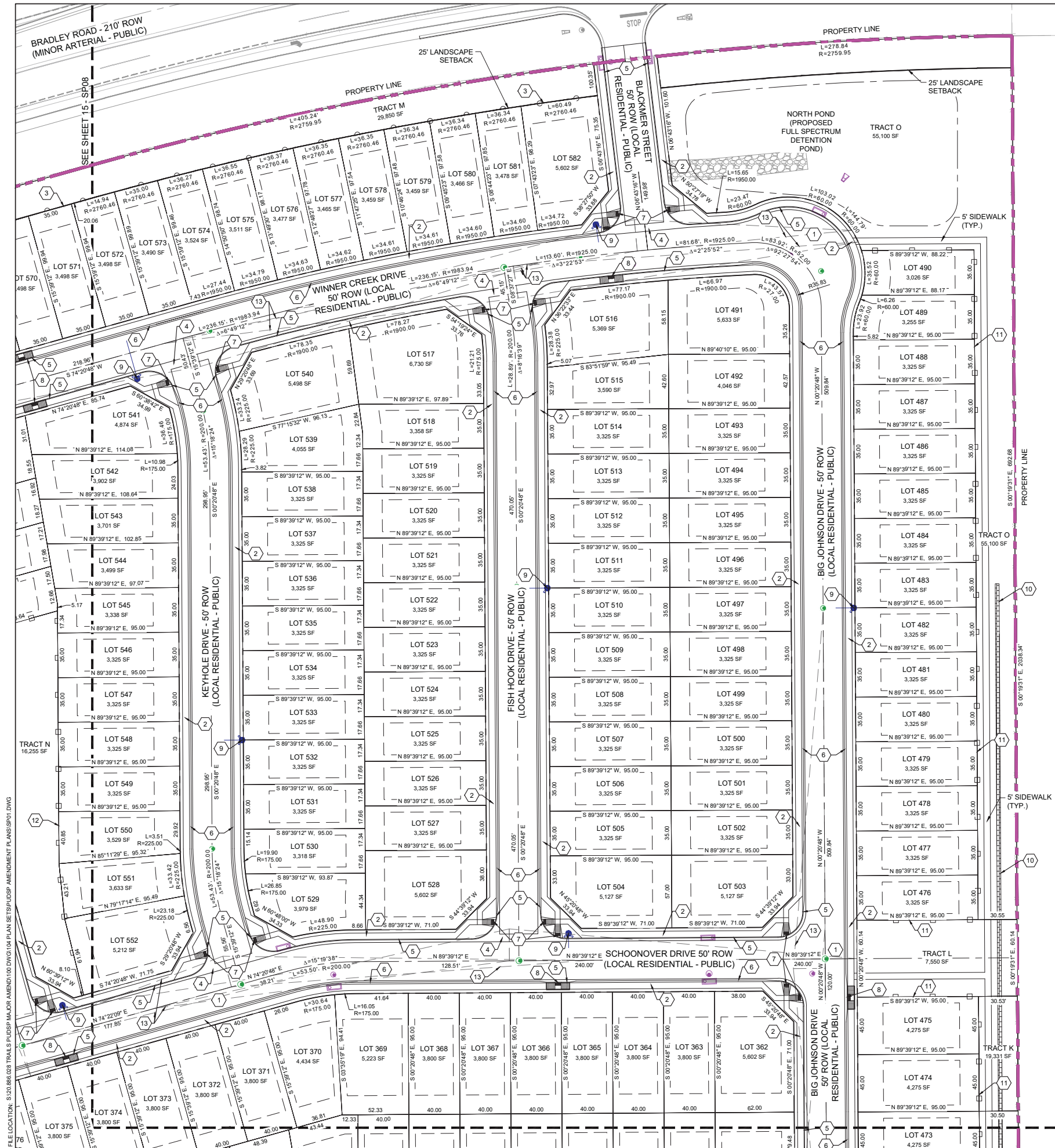
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SHEET TITLE:

SP09

SHEET 16 OF 34

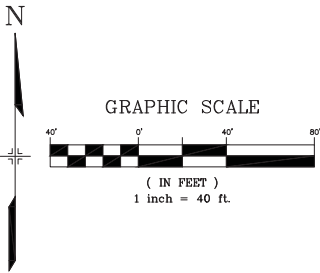
PCD FILE NO.:



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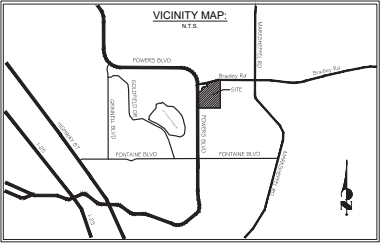
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SEE SHEET 14 - SP07

SHEET INDEX:

- LS01
- LANDSCAPE PLAN TITLE SHEET
- LS02
- LANDSCAPE DETAILS & OVERALL SITE PLAN
- LS03-LS08
- LANDSCAPE PLAN



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.
12.

ALL SIGHT DISTANCE TRIANGLES SHALL BE KEPT CLEAR FROM VISIBILITY OBSTRUCTIONS FROM 30 INCHES TO 8 FEET ABOVE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY. PLANT MATERIAL SHORTHER THAN 30 INCHES IS PERMITTED. ANY TREES LOCATED WITHIN THE SIGHT DISTANCE TRIANGLE SHALL BE LIMBED TO 8 FEET.

TRAILS AT ASPEN RIDGE
PUD/SP MAJOR AMENDMENT

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

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.


PLANT LEGEND						
SPECIES	QUANTITY	BOTANICAL NAME	COMMON NAME	NATURE WIDTH	NATURE HEIGHT	SIZE
DECIDUOUS TREES						
AG	1	Amaranthaceae	MULTI-STEMMED BLOW SERVICE BERRY	15-25	40-60	6" FT. 3/8" B&B
AF	1	Asteraceae	AUTUMN LEAF MAPLE	15-25	35-60	2" FT. 3/8" B&B
AG	1	Amaranthaceae	AUTUMN BURLAP SERVICE BERRY	15-25	15-25	2" FT. 3/8" B&B
AP	1	Asteraceae	DEBERRY-NORWAY MAPLE	30-40	15-25	2" FT. 3/8" B&B
GD	1	Gymnocladia dioica	KENTUCKY COFFEE TREE	20-30	40-60	2" FT. 3/8" B&B
AG	1	Asteraceae	GOLDENRAIN TREE	20-30	20-30	2" FT. 3/8" B&B
MS	1	Malus Red Leaves	RED LEAF CRABAPPLE	15-20	15-20	2" FT. 3/8" B&B
MS	1	Malus Spring Snow	SPRING SNOW CRABAPPLE	15-20	15-20	2" FT. 3/8" B&B
CR	1	Quercus laevis	RED OAK	40-50	40-60	2" FT. 3/8" B&B
LA	1	Liquidambar styraciflua	LEGEND AMERICAN LINDEN	30-40	40-60	2" FT. 3/8" B&B
LA	1	Liquidambar styraciflua	STERLING SILVER LINDEN	30-40	40-60	2" FT. 3/8" B&B
EVERGREEN TREES						
BS	1	Betula papyrifera	COLORADO BLUE SPRUCE	20-30	40-60	6" FT. 3/8" B&B
PE	1	Pinus strobus	PINON PINE	30-40	20-30	6" FT. 3/8" B&B
PA	1	Pinus strobus	BOSWORTH PINE	30-40	15-20	6" FT. 3/8" B&B
PA	1	Pinus strobus	AUSTRIAN PINE	30-40	40-60	6" FT. 3/8" B&B
PE	1	Pinus strobus	SCOTCH PINE	20-30	30-40	6" FT. 3/8" B&B
SHRUBS						
BT	1	Berberis thunbergii	CRIMSON PINKY BARBERRY	1-2	1-2	3 GAL SPACING 3-5' ON
BT	1	Berberis thunbergii	TOMMY LUG OCTONASTER	3-4	1-2	3 GAL SPACING 3-5' ON
BT	1	Berberis thunbergii	BLUE WIST SPIREA	2-3	3-4	3 GAL SPACING 3-5' ON
LA	1	Liquidambar styraciflua	ARCTIC LILAC	4-6	1-2	3 GAL SPACING 3-5' ON
LA	1	Liquidambar styraciflua	RUSSIAN SAGE	3-4	3-4	3 GAL SPACING 3-5' ON
PE	1	Pinus strobus	WESTERN SAND CHERRY	4-6	4-6	3 GAL SPACING 3-5' ON
PA	1	Pinus strobus	CARLE FRAGRANT MAG	5-6	2-3	3 GAL SPACING 3-5' ON
RO	1	Rosa x Wed and Ora	WEDLAND ORAL ROSE	2-3	2-3	3 GAL SPACING 3-5' ON
RO	1	Rosa x Wed and Ora	WEDLAND FIRE ROSE	4-5	15-20	3 GAL SPACING 3-5' ON
RS	1	Rosa x Wed and Ora	WEDLAND WHITE ROSE	4-6	1-2	3 GAL SPACING 3-5' ON
RR	1	Rosa x Rugosa	RUGOSA WOOD ROSE	5-6	3-6	3 GAL SPACING 3-5' ON
SH	1	Shrub	HYPERICUM RED SINGLE LILAC	8-12	5-12	3 GAL SPACING 3-5' ON
GRASSES						
BS	1	Bouteloua curtipendula	BOUTELLOUS GRASS	1-2	2-3	3 GAL SPACING 3-5' ON
LA	1	Lolium perenne	MADEIRA GRASS	4-5	4-6	3 GAL SPACING 3-5' ON
LA	1	Lolium perenne	VEGETA GRASS	1-2	2-3	3 GAL SPACING 3-5' ON

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 / 74	68 / 68	57 / 95	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%

CONSULTANTS:

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2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
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KEY MAP:

PROJECT:

TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	-	FIRST COUNTY SUBMITTAL	

DRAWING INFORMATION:

PROJECT NO: 20.886.028

DRAWN BY: SJC

CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE:

LANDSCAPE PLAN
COVER SHEET

LS01

SHEET 1 OF 8

PCD FILE NO.:

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

[illegible]

KEY MAP:

EL PASO COUNTY, CO
FEBRUARY 2021

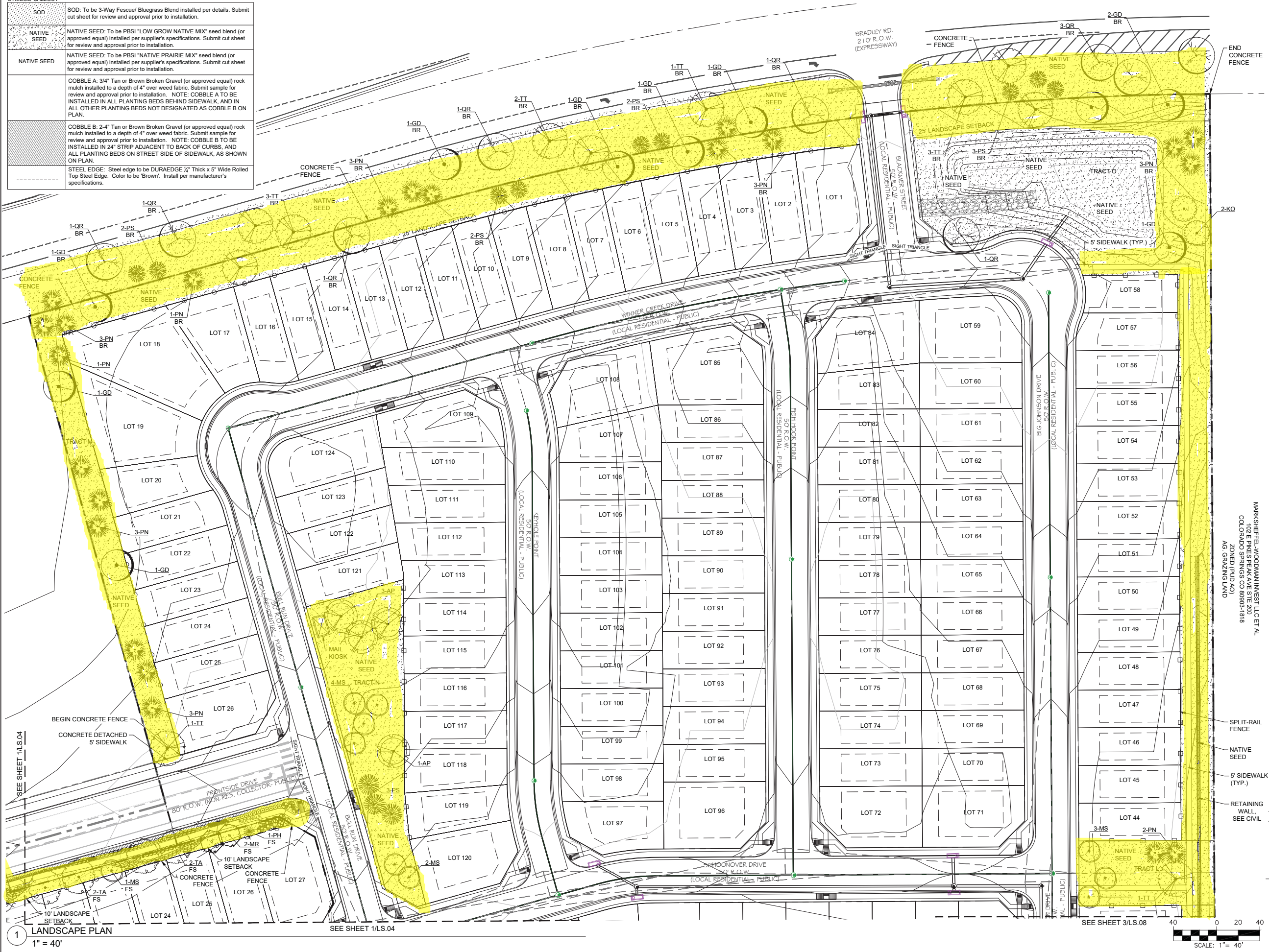
DRAWING INFORMATION:	
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LANDSCAPE DETAILS & SHEET INDEX

PCD FILE NO.:

FILE LOCATION: S:\20886.028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SETS\PUDSP AMENDMENT PLANS\LS01.DWG

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 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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EL PASO COUNTY, CO
FEBRUARY 2021

REVISION HISTORY:

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0	-	FIRST COUNTY SUBMITTAL	

DRAWING INFORMATION:

PROJECT NO: 20.886.028
DRAWN BY: SJC
CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE:

LANDSCAPE PLAN

LS03

SHEET 3 OF 8

PCD FILE NO.:

FILE LOCATION: S:\20.886.028 TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT\100 DWG\101 PLAN SET\PLSP/SP AMENDMENT PLANS\LS03.DWG

CRP ENTITLEMENT LCC
31 N TEJON ST STE #500
COLORADO SPRINGS CO 80903-1514

ZONED (CS)
VACANT LAND

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Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208
OWNER/DEVELOPER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
PHONE: (719) 382-9433

KEY MAP:



PROJECT:

TRAILS AT ASPEN RIDGE PUD/SP
AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	-	FIRST COUNTY SUBMITTAL	

DRAWING INFORMATION:

PROJECT NO: 20.886.028
DRAWN BY: SJC
CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE:

LANDSCAPE PLAN

LS04

SHEET 4 OF 8

PCD FILE NO.:

FILE LOCATION: S:\2020\TRAILS AT ASPEN RIDGE PUD\SP\AMENDMENT\PLANS\LS.04.DWG

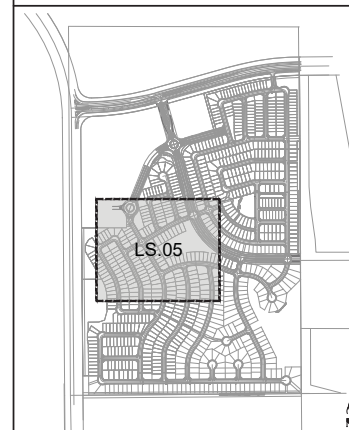
1 LANDSCAPE PLAN
1" = 40'

2 LANDSCAPE PLAN
1" = 40'

SCALE: 1" = 40'

OWNER/DEVELOPER	
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KEY MAP:



PROJECT:

EL PASO COUNTY, CO
FEBRUARY 2021

REVISION HISTORY:

NO	DATE	
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NO.	DATE	DESCRIPTION	B
0	-	FIRST COUNTY SUBMITTAL	

DRAWING INFORMATION	
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PROJECT NO:	20,886,028
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DRAWN BY: SIC

DRAWN BY:	SSC
CHECKED BY:	JA

CHECKED BY: JA

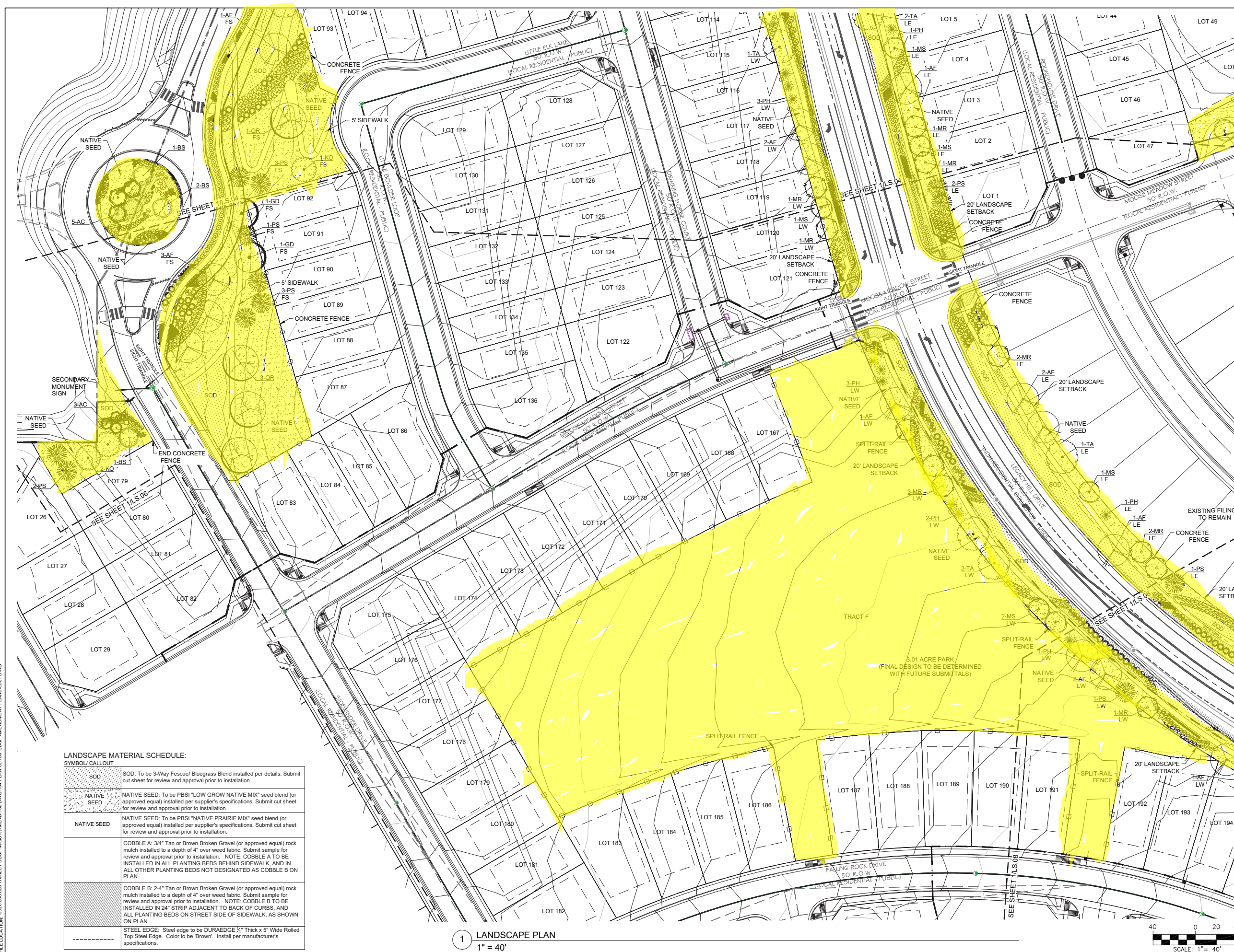
APPROVED BY: JA

SHEET TITLE:

LS05

SHEET 5 OF 8

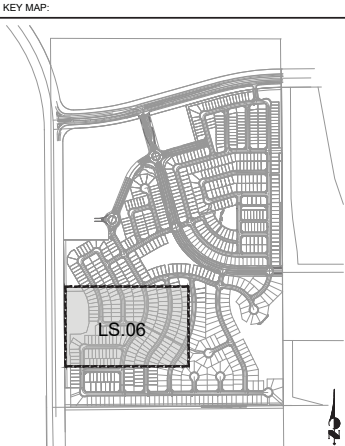
PCD FILE NO.:



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
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COLORADO SPRINGS, CO 80921
PHONE: (719) 382-9433

LANDSCAPE MATERIAL SCHEDULE:	
SYMBOL/ CALLOUT	
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	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.



PROJECT:

TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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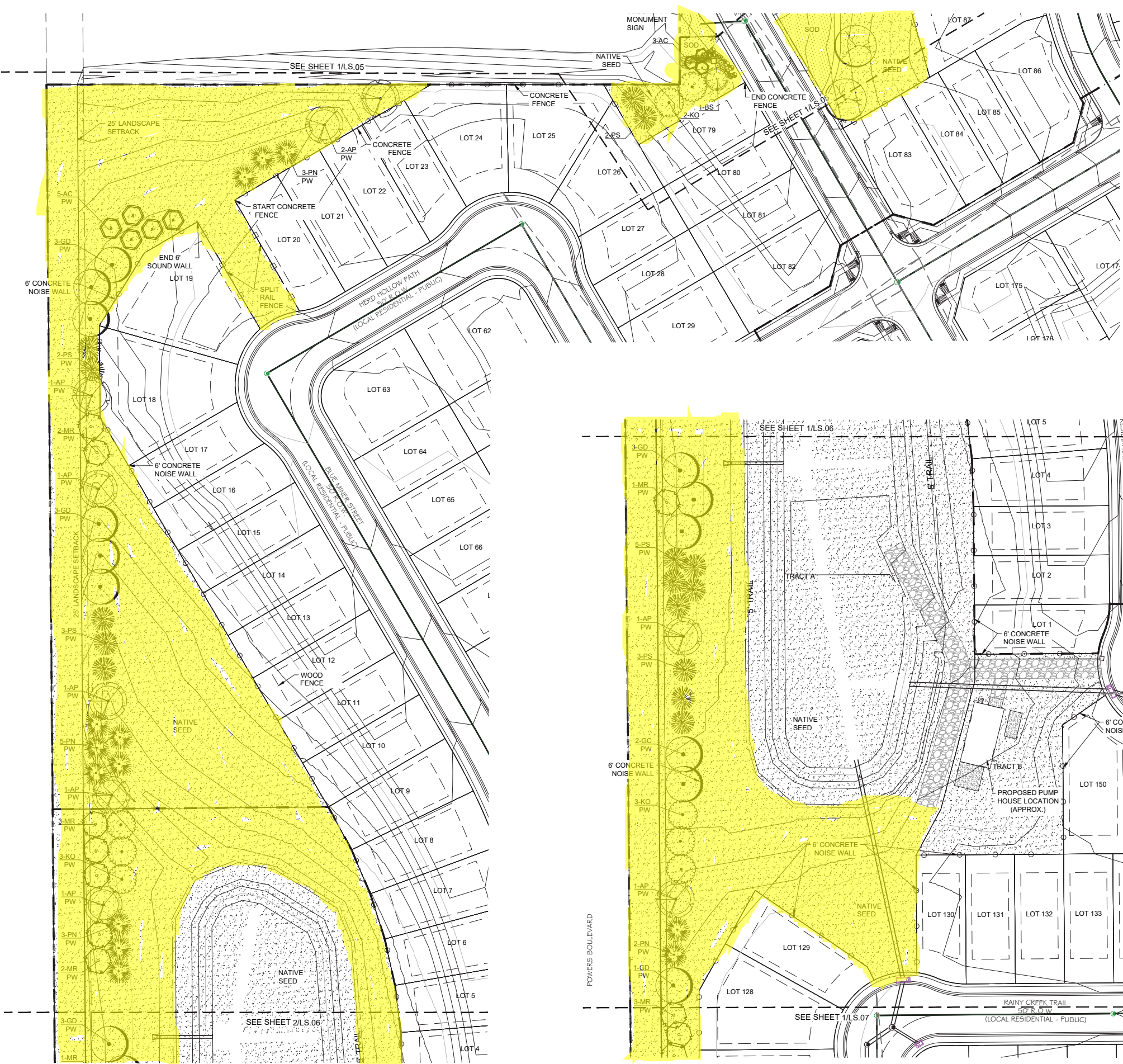
PROJECT NO:	20.886.028
DRAWN BY:	SJC
CHECKED BY:	JA
APPROVED BY:	JA
SHEET TITLE:	

LANDSCAPE PLAN

LS06

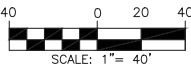
SHEET 6 OF 8

PCD FILE NO.:



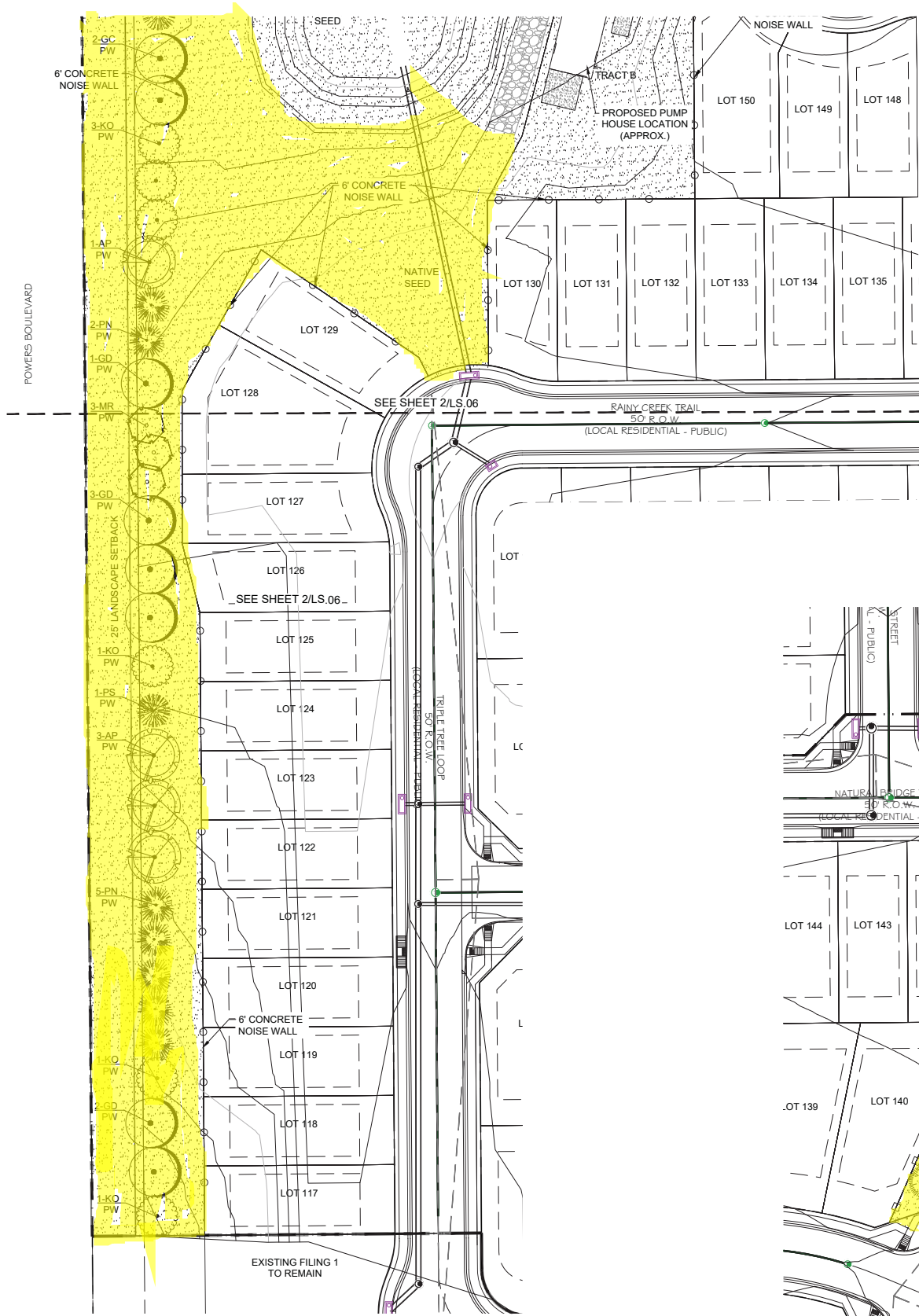
1 LANDSCAPE PLAN
1" = 40'

2 LANDSCAPE PLAN
1" = 40'



FILE LOCATION: S:\20.886.028 TRAILS PUD/SP MAJOR AMEND\100 DWG\104 PLAN SET\SPUDSP AMENDMENT PLANS\LS01.DWG

FILE LOCATION: S:\20886\208 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\PUOSP AMENDMENT PLANS\LS07.DWG

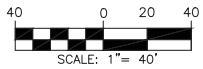


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1" = 40'

2 LANDSCAPE PLAN
1" = 40'



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PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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COLORADO SPRINGS, CO 80921
PHONE: (719) 382-9433

KEY MAP:

PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP
AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	-	FIRST COUNTY SUBMITTAL	

DRAWING INFORMATION:
PROJECT NO: 20.886.028
DRAWN BY: SJC
CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE:

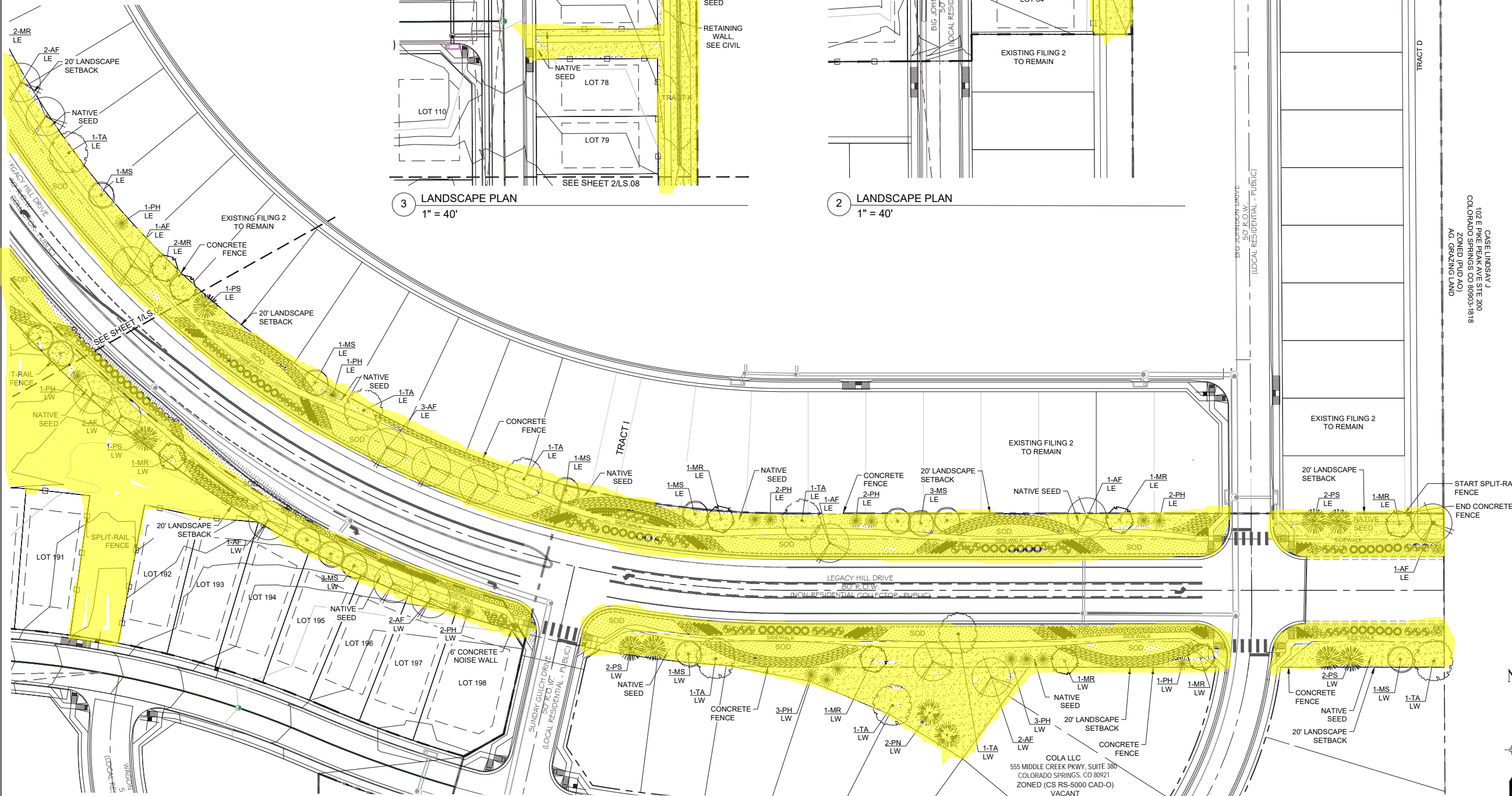
LANDSCAPE PLAN

LS07

SHEET 7 OF 8

PCD FILE NO.:

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.
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3 LANDSCAPE PLAN
1" = 40'

2 LANDSCAPE PLAN
1" = 40'

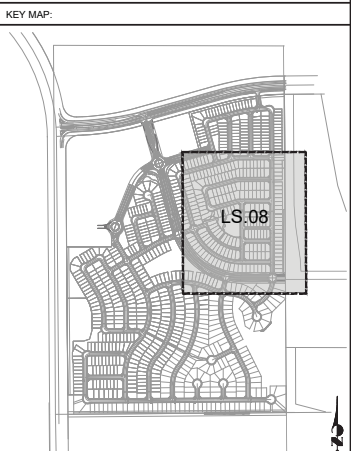
1 LANDSCAPE PLAN
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PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP
AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021

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DRAWING INFORMATION:
PROJECT NO: 20.886.028
DRAWN BY: SJC
CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE:

LANDSCAPE PLAN

LS08

SHEET 8 OF 8

PCD FILE NO.:

FILE LOCATION: S:\20.886.028 TRAILS PUD\SP MAJOR AMEND\100 DWG\104 PLAN SET\SP\028P AMENDMENT PLANS\LS01.DWG

**El Paso County Parks
2021 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Paint Mines Interpretive Park Program Expansion	Theresa Odello	High	
County Fairgrounds Entrance Procedure Upgrades	Todd Marts	High	
Sensory Based Program at Bear Creek Nature Center	Molly Hamant	Medium	
Upgrade Cubs Corner at Bear Creek Nature Center	Mary Jo Lewis	Low	
Upgrade Watershed Exhibit / Fountain Creek Nature Center	Nancy Bernard	Low	
Provide Wheelchairs at Nature Centers	Theresa Odello	Medium	
Expand Program Diversity	Nancy Bernard	High	
Expand Birding Programs at Fountain Creek Nature Center	Jessica Miller	Medium	
Establish Traveling Leave No Trace Exhibit	Theresa Odello	Low	
Explore a Rainbow Falls Reservation System	Theresa Odello	High	
Establish a Social Media Plan for Nature Centers	Jessica Miller	Medium	
Implement Front Desk Nature Center Online Registration Process	Mary Jo Lewis	Medium	
Park Operations Division	Project Manager	Priority	Status
Develop Individual Park Operation Plans	Brian Bobeck	Medium	
County Park Master Plan	Tim Wolken	High	Bid Phase
Jones Park Master Plan	Brian Bobeck	High	
Paint Mines Interpretive Park Master Plan	Ross Williams	High	
Homestead Ranch Regional Park Master Plan	Greg Stachon	High	
Research Facility Reservation / Cleanup Process	Tim Wolken		Completed
Expand Use of Native Grasses in Park System	Kyle Melvin	Medium	
Review County Parks Signage Standards	Greg Stachon	Medium	
Capital Improvement Projects	Project Manager	Priority	Status
Kane Ranch Open Space	Greg Stachon	High	Construction Phase
Bear Creek Regional Park Restroom Replacement	Jason Meyer	High	Bid Phase
Bear Creek Regional Park Pickleball Courts	Brian Bobeck	High	Construction Phase
Hanson Trailhead Improvements	Jason Meyer	High	Construction Phase
Falcon Regional Park - Phase 2	Jason Meyer	High	Construction Phase
Fox Run Regional Park Upgrades	Jason Meyer	Medium	
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	
Fox Run Regional Trail	Jason Meyer	High	Design Phase
Fairgrounds Walkways	Greg Stachon	High	Bid Phase
Sante Fe Open Space Construction	Ross Williams	High	Design Phase
County Fairgrounds Barn Replacement	Tim Wolken	High	Design Phase
Community Outreach	Project Manager	Priority	Status
Northern Nature Center Capital Campaign	Todd Marts	Medium	
2021 Grant Applications	Tim Wolken	Medium	Ongoing
County Parks 50th Anniversary Planning	Tim Wolken	High	Ongoing
Secure a Partner in the Park / Paint Mines	Dana Nordstrom		Completed
Expand the Use of QR Codes for Donations in County Parks	Dana Nordstrom	Medium	
Create a Social Media Marketing Plan	Dana Nordstrom		Completed

**Community Services Department
Parks / Recreation & Cultural Services Divisions
February 2021 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2021				2020
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 26,988	\$ 153,012		\$ 58,693
County Fair / Fairgrounds		\$ 301,000	\$ 36,206	\$ 264,794		\$ 64,230
Total		\$ 481,000	\$ 63,194	\$ 417,806		\$ 122,923
<u>Fundraising Revenue</u>		2021				2020
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 20,000	\$ 55,000		\$ 15,000
Partners in the Park Program	Park Operations	\$ 45,000	\$ 5,000	\$ 40,000		\$ 10,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 9,958	\$ 42		\$ 4,427
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 2,270	\$ 22,730		\$ 6,557
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 15,000	\$ 25,000		\$ 40,000
Total		\$ 195,000	\$ 52,228	\$ 142,772		\$ 75,984
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>				
<u>Parks Division Reservations</u>		2021			2020	2020
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		3	22	N/A	4	41
February		5	233	N/A	12	879
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total		8	255		16	920

<u>Parks Facility Reservations</u>		2021	2021		2020	2020
February		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes						
Athletic Fields						
Pavilions						
Trails					1	600
Vendor						
Tennis Courts						
Vita Course						
Meeting Room		1	10		5	54
<u>Black Forest Regional Park</u>						
Athletic Fields						
Pavilions						
Vendor						
Tennis Courts						
<u>Falcon Regional Park</u>						
Baseball Fields						
<u>Fountain Creek Regional Park</u>						
Athletic Fields						
Pavilions						
Trails					1	100
Disc Golf Course						
Vendor						
<u>Fox Run Regional Park</u>						
Athletic Fields						
Gazebo					1	50
Warming Hut					1	50
Pavilions						
Trails					1	16
<u>Homestead Ranch Regional Park</u>						
Pavilions						
Athletic Fields						
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail						
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor - Santa Fe Trailheads						
<u>Paint Mines Trail</u>		2	23		2	9
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>						
<u>Rainbow Falls Historic Site</u>						
<u>Pineries Open Space</u>		2	200			
Total Park Facility Reservations		5	233		12	879

<u>Fairgrounds Facility Reservations</u>		2021			2020	2020
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		0	0		9	478
February		6	178		12	271
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total		6	178		21	749
<u>Fairgrounds Facility Reservations</u>						
<u>February</u>						
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		0	0	0	0	
Lions Club Meeting		0	0	1	20	
FAB Board Meeting		0	0	1	26	
Senior Dinner		0	0	0	0	
COC Meeting		0	0	1	20	
AARP Tax Prep		0	0	4	60	
Livestock Buyers Clinic		0	0	1	25	
Queen Clinic		1	26	1	20	
Ranch Hand Swine Selection		0	0	1	30	
Livestock Sale Committee Meeting		1	13			
Calhan Posse Meeting		1	10			
<u>Track</u>						
<u>Barns</u>						
<u>Livestock Arena</u>						
Beef Weigh In		1	60	1	50	
Beef Exercise		1	15	1	20	
<u>Grounds -</u>						
<u>Whittemore - Fairgrounds</u>						
Seeds to Supper Gardening Class		1	54			
<u>Arena</u>						
Month Total Fair Facility Reservations		6	178	12	271	

<u>Vandalism Report</u>					
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>	
Fence damage	1/13/2021	Bear Creek Dog Park	Central District	\$1,400	
Graffiti	1/5/2021	Rainbow Falls	Central District	\$1,625	
Graffiti	1/2/2021	Widefield	Restroom	\$75	
Graffiti	1/16/2021	Widefield	Restroom	\$75	
Torn out playground safety surface, someone carved hole	1/20/2021	Widefield	Playground	\$200	
Graffiti	1/7/2021	Widefield	Restroom	\$75	
			Total	\$3,450	
<u>Volunteerism</u>					
		2021		2020	
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>
January		106	372	193	824
February		100	468	234	114
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Totals		206	840	427	938

		2021				
February		<u>Volunteers</u>	<u>Total Hours</u>			
Park Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		50	269			
Adopt-A-Park / Trail / Volunteer Projects	8	22	88			
Total		100	468			
Programming	Goal	2021			2020	2020
Totals for Year		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		25	218	4.93	45	755
February		27	230	4.96	35	550
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	52	448	4.95	80	1305
February	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Discover Bear Creek	BCNC	1	10	5.00		
Winter Adaptations	BCNC	2	17	5.00		
Nature Explorers: Nature's Superheroes	BCNC	4	40	4.90		
Little Wonders: If You Give a Mouse a Mitten	BCNC	3	30	5.00		
Guided Hikes at Paint Mines	BCNC	2	20	5.00		
Forest Therapy Walk with Summer Lajoie	BCNC	2	6	5.00		
Kids Night Out: For the Love of Nature	BCNC	1	10			
Sustainability Series: Art to Dye For	BCNC	1	13	4.80		
Full Moon Walk	BCNC	1	10			
Search for Spiders: High Country School	BCNC	2	11			
Saturday Winter Hike	BCNC	1	1			
Nature Adventures: Wildlife Games	FCNC	2	18	5.00		
Junior Bird Club	FCNC	1	8	4.80		
2's & 3's Outdoors: Bobcat & Friends	FCNC	1	9	5.00		
Canvas & Cookies	FCNC	1	5	5.00		
Active Adults-An Afternoon of Native American Flute Mus	FCNC	1	10	5.00		
Trolls in the Woods STEM Competition	FCNC	1	12	5.00		
TOTALS		27	230	4.96		

COMMUNITY SERVICES DEPARTMENT

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

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

February 2021

General Updates:

1. Facility rentals have generated \$26,988 which is 15% of our \$180,000 annual goal.

Special Events:

1. Staff is currently completing training on an updated version of the RecTrac reservation system. This upgrade is an internal upgrade and will not affect online reservations which will remain in their current familiar format.
2. The Pikes Peak Road Runners hosted a virtual running event at the Pineries Open Space. This is the first running event that was held at this newly established open space. A virtual running event is an event that has no set start and end times. Runners visit the park at their leisure and add their times online based on an honor system. This open space will not host any organized running events unless all parking areas are completed. All future running events will be restricted to 50 participants to minimize the impact on regular users.
3. The Paint Mines Interpretive Park continues to be a popular destination for commercial and elopement photography. The word is out!



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH / GRANTS

Monthly Report – February 2021

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Outreach News:** Staff sent out 32 Adopt-A-Park / Trail renewal agreements, is assisting with the Great American Clean Up and the Pikes Peak Birding and Nature Festival.
2. **Partner in the Park Program:** Please join us is welcoming two new partners! **Scheels** for Pinerias Open Space and **NextEra Energy Resources** for Paint Mines Interpretive Park. All of our Partners have received their 50th Parks Anniversary Social Media Kits. We are off to a great start for 2021!
3. **El Paso County Fair:** Every year staff helps generate sufficient revenue to successfully operate the Fair. Sponsors have committed 63% towards our financial goal. It's "**Time to Celebrate**" and we're actively seeking new sponsorships. Please contact dananordstrom@elpasoco.com for more information.
4. **Friends Groups:**



El Paso County Friends Group Kickoff
TOSC and El Paso County Parks co-hosted the 2nd annual El Paso County Friends Group Kickoff. This virtual event gave Friends Groups and nonprofit organizations, who do volunteer work in El Paso County, a stage to tell the public about the work they do and how people can get involved with their efforts. The audience

heard stories and information from the Bear Creek Community Gardens, Friends of Fox Run, Friends of Bear Creek Dog Park, Friends of the EPC Nature Centers, Medicine Wheel Trail Advocates, Fountain Creek Watershed and Greenway District, Black Forest Trails Association and the Friends of the Palmer Divide Regional Trail. This event gave some of the groups their first major public exposure while giving other organizations a brand-new audience to reach. To watch the event, go to: <https://youtu.be/dAA0iZ6r3fU>

COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)



HOLLY WILLIAMS
CARRIE GEITNER
LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division Monthly Report – February 2021

Submitted by Todd Marts, Division Manager

General

1. February was a busy month for Rainbow Falls Historic Site! The three events included a Winter Waterfall viewing with 120 participants, Geology and History talk with 18 participants, and a Winter Photography Class with 9 participants. All of these events were full with waiting lists, so we plan to keep on programming and are looking forward to opening the site in April 2021.

Programs & Special Events:

1. The 3rd Annual Hobby Wine Competition and Tasting Event, while adjusted, had another successful year. There were 12 entries in the wine competition and awards ribbons were mailed out to the participants. The winners were announced during the Virtual Wine Tasting event, where participants paid for a hand-delivered package of wine, chocolates, and information sheets to use during the event. The Virtual Tasting was sold out and was a great fundraiser for the Friends of the El Paso County Nature Centers.
2. Bear Creek Nature Center's Interpretive Program Coordinator designed and led a new virtual field trip program- 'The Story of Our State Fish'. This program, geared towards Kindergarten through 5th grade students, explores the exciting and dramatic story of the Greenback Cutthroat Trout as it journeyed from the brink of extinction to become our State fish. So far, this program has been offered to a Kindergarten class and the feedback from the classroom teacher demonstrates how effective and appreciated this endeavor was: *"Your presentation today was exceptional! I was greatly impressed by your narration, enthusiasm, and your ability to present this content in a fun and age-appropriate way- especially remotely. You did a fantastic job engaging students, providing visuals, and most of all, telling the story of this amazing fish! Both the students and I alike learned a lot from you, and I feel confident saying you got our students very excited to visit Bear Creek Nature Center again soon. You brought a lot of light and knowledge into our classroom today, and we all greatly appreciate it!"* Bear Creek Nature Center has added this virtual program to its field trip options and welcomes this opportunity to connect with students and teachers during Covid times, while they are unable to visit the nature center in person.
3. Recreation Services hosted three classes during the month of February. They included two Introduction to Wilderness Survival Classes instructed by Colorado Mountain Man Survival, and a First Aid/CPR/AED Certification class. All three classes were full with



waiting lists, and revenue was passed on to the Friends of the El Paso County Nature Centers.

4. In celebration of Parks 50th Anniversary and as part of the 50k for 50 Years Hiking series, we kicked off this series at the Paint Mines Interpretive Park on February 6. Two groups of ten participants each journeyed into the hoodoo formations, learning about the prairie ecology, cultural history, and fascinating geology of the area. Participants' Survey Monkey evaluation scores averaged 5/5 and comments included, "This event exceeded my expectations. The leader was knowledgeable and welcoming" and "I learned how hoodoos were created. It is hard to imagine it was once a tropical paradise by looking at it." The event was full and had a waiting list. To meet the public interest in the Paint Mines, nature center staff will offer another guided hike at this location in the spring. Another hike was on February 18 and was geared toward "seasoned" adults, the El Paso Pacers. The chilly morning lowered the participation numbers, but those that attended really enjoyed the relaxed hike and wanted to continue the program monthly.
5. As part of the ongoing Sustainability Series, Bear Creek Nature Center offered an 'Art to Dye For: Making Art with Natural Dyes' workshop. Thirteen participants from teenagers to adults learned how to make natural dyes using plants and household food scraps and made dyed fabric creations to take home. Extra Covid-related precautions were put in place to make this an enjoyable and safe experience for participants. Evaluation scores averaged 4.9/5 and comments included, "Staff were super engaging, energetic and kind. We enjoyed the suggestions and shared observations. We appreciated the creative space and support to create without judgement."
6. The 2021 El Paso County Fair is July 10th -17th. Planning for this year's 116th EL Paso County Fair is going really well, our theme is "Time to Celebrate". Here are a few things you can expect to see at this year's El Paso County Fair:
 - Saturday**, July 10th - Military Appreciation Day
 - Sunday**, July 11th - Western/Hispanic Heritage Day
 - Monday**, July 12th - El Paso County Day -Free General Admission!
 - Tuesday**, July 13th - Family Day
 - Wednesday**, July 14th - Dollar Day
 - Thursday**, July 15th - Presenting Sponsor Day
 - Friday**, July 16th - Senior Day -
 - Saturday**, July 17th - First Responders Heroes Day

Major Daily Free Entertainment

Extreme Raptors – Extreme Raptors is the premium wildlife production, featuring birds of prey like you've never seen them before. Eagles, Hawks, Falcons and Owls are cleared for takeoff as a new major attraction for theme parks, resorts and fairs.

Catherine Hickland Comedy Hypnosis Catherine Hickland is an American actress and singer, who has spent nearly three decades in starring roles in soap operas on all three networks. Now a certified hypnotherapist, Catherine is passionate about guiding people to their inner freedom as much as she loves being on stage performing for thousands of people all over the country.

4-H Exhibits 4-H is America's largest youth development organization—empowering nearly six million young people across the U.S. with the skills to lead for a lifetime. There are various projects from livestock projects, to tabletop projects, dog shows, robotics and so much more that you can see at the El Paso County Fair.

7. Staff are planning a new program, "Camping at the Fair Grounds" on May 28th -30th as the first camping at the fairgrounds event. The 2-night campout will include fun activities for the campers and guided programs at the Paint Mines Interpretive Park.
8. It is a challenge for equestrians during the colder months to find a suitable and affordable indoor arena. The fairgrounds are offering Open Riding for the months of February and March. Owens Arena is available for riding \$10/ person for 2 hours.
9. Active Adults-An Afternoon of Native American Flute Music – This unique program touched the hearts and souls of the 10 participants who could come to this program. It was delivered by Fountain Creek Nature Center's Interpretive Specialist, Andy Talley. Over the years Andy has had carved over 25 flutes out of materials such as redwood, cedar, and bamboo to create haunting melodies. Along with the music he told American Indian flute stories that kept the audience spell-bound. Score: 5.
10. Trolls in the Woods S.T.E.M. Competition – Family teams of 4 came to put their Science, Technology, Engineering, and Math skills to the test by building trolls in the nature center's Magic Woods. Every STEM challenge as a problem to solve and their problem was "How do we build a troll in the woods with limited resources." Teams were able to use the dead, down, and brown wood on the ground, as well as rocks, leaves, and natural twine. Adults were allowed to use loppers and hand saws. The children were great foragers and scavengers looking for the right piece of wood for a face, or the right bundle of grass for a beard. At the end of the building time, we did a tour of the trolls with each team giving a presentation of the STEM principles used. Three volunteer judges asked questions of the teams as they experimented with different building strategies. Certificates of award were given in these categories: Most Creative Troll, Best Presentation, Best Teamwork/Communication, Biggest Troll, Team that Had the Most Fun, and Best Use of STEM Principles. Everyone had a great time playing and working outside. Score: 5.

COMMUNITY SERVICES DEPARTMENT

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

**PARK OPERATIONS DIVISION
MONTHLY REPORT
FEBRUARY 2021**

Parks Planning

Capital Project Management:

Santa Fe 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 is nearly completed, with BoCC master plan approval March 2021. County staff has elected to change the property name to Santa Fe Open Space, pending Board of County Commissioner approval. The name change is due to the Santa Fe Railroad history and to eliminate confusion that Elephant Rock is accessible or located on County property. Trail construction anticipated for summer 2021.

Ute Pass Regional Trail - El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. Stantec Consulting Services was selected to complete the design of the Ute Pass Regional Trail. A survey was completed, and regulatory approvals have been initiated. A 30% design and engineers construction estimate were developed in January 2020 and presented to CDOT and CSU. The estimate indicated that the grant funds were not adequate to construct the entire portion of the trail. Staff met with CDOT in February 2020 and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. Rights-of-way research and coordination with the USFS and City of Colorado Springs is ongoing. Final design is anticipated to be completed summer 2021.

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a baseball field, multi-use field, parking lot, restroom, playground, and drainage improvements. A GOCO grant was awarded to the County in March 2020. NES was awarded a contract in 2019 to complete the final design of the proposed Phase II improvements which was completed in June 2020. An IFB was issued in September and American Civil Constructors (ACC) was selected at a not to exceed amount of \$955,135. Construction started in December 2020 and will be completed in May 2021. Completed tasks include grading of the new baseball field, multi-use field and drainage swales. Irrigation and construction of the overflow lot and paving of the existing lot is underway.



Paint Mines Interpretive Park - The Paint Mines Interpretive Park Restoration Project was awarded to Smith Environmental & Engineering in September 2020. Construction began in November after State Historic Preservation Office (SHPO) clearance. The contractor has completed the parking lot expansion and is working on trail surfacing and culverts. They have switched staging areas from the main parking lot to the south parking lot. Signage and fencing will be worked on in the next couple of weeks. Anticipated construction completion is April 2021.

Bear Creek Regional Park Pickleball Courts – Design / Build contract for twelve pickleball courts was awarded to Renner Sports Surfaces May 2020. Pickleball court design / engineering was completed August 2020. Post-tension concrete courts were poured middle of October with remaining concrete and fencing completed November 2020. The post-tension concrete requires a 28-day cure time prior to application of acrylic court surfacing and nighttime temperatures need to remain above 40 degrees consistently. Due to fall / winter temperatures and to ensure a successful project, court surfacing will be completed May 2021.

Bear Creek Regional Park Restroom– Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. A design contract was awarded to Tremmel Design Group (TDG) in May 2020. A kickoff meeting was held in May with preliminary concepts reviewed in June. A 60% design development plan set was delivered in September. Public input via website and sign postings was completed in October. Final design was completed in December 2020. Construction drawings were submitted to the Pikes Peak Regional Building Department in January. An IFB to construct the restroom was advertised on January 27 with bids due on March 4. Construction is anticipated to be completed by June.

Planning:

Fountain Creek Regional Park Master Plan / Phase I Improvements - All major improvements have been completed with a Dog Park shade shelter and dog agility equipment as the only remaining project components, scheduled for completion in winter 2021.

Widefield Community Park Master Plan / Phase I/II Improvements - The Master Plan was approved by the Board of County Commissioners on March 30, 2017. 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. Designscares Colorado was chosen to complete the Phase I Improvements, with construction completed October 2019. Parks has received a \$165,000 CDBG grant for the construction of Phase II Improvements, including two picnic pavilions and ADA access improvements. The CDBG-funded Phase II project will take place in summer/fall 2020. Performance Recreation was chosen to complete the Phase II improvements in 2020 at a not to exceed cost of \$134,090 but was increased to \$183,568 to fund additional ADA compliant playground components. A kick-off meeting was held in August to order pavilions and playground equipment. Replacement of the sidewalk was completed in October. Installation of playground components and safety surfacing was completed in November. Construction of pavilions is scheduled to be completed in February 2021.

Kane Ranch Open Space Master Plan / Phase I Improvements – The project was awarded to Veltrans in the amount of \$347,280. Phase I construction is complete except for seeding and erosion control blanket. Quotes are currently being obtained for new perimeter fencing around various sections of the property.

Flood Recovery:

Hanson Trailhead Repairs - A contract for engineering and design was awarded to Bohannon-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA and approved. Refinement of the design will continue in 2020. Permitting and regulatory approvals will continue in 2020. Presentations to the Fountain Creek Watershed and Greenway District were held in April, May, July, and September 2019 to discuss a potential partnership. The District responded favorably and has allocated \$750,000 to the project. Procurement was completed in August with a contract being awarded to Tezak at a not to exceed amount of \$1,991,829. Pre-construction activities began in November and construction started in December with completion by May 2021. Completed tasks include bridge removal, point bar removal, creek bank restoration, bend way weir construction, J hook construction, overflow channel construction, and trail corridor clearing. Remaining tasks include construction of bridge abutments and piers, installation of pedestrian bridge, construction of trail, and site revegetation.

Other:

Development Permit Application Reviews - Staff reviewed three development permit applications to be presented for endorsement at the March PAB meeting and provided internal administrative comments for an additional 6 applications during February.

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

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 - EPC Parks has been awarded the following grants: \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park; \$350,000 2020 GOCO grant for Falcon Phase II; \$164,700 2020 CDBG grant for Fairgrounds walkway improvements.

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – February once again provided much needed snow for our region. Staff spent significant time clearing snow from the downtown and park properties. Snowy conditions allowed a break from routine maintenance tasks and provided an opportunity for our team to complete facility cleaning and organization. Several warm weather days melted most of the snow allowing staff to continue with annual maintenance tasks and multiple projects.

Snow events have hindered our progress on the pickleball and archery range parking lot improvements in Bear Creek West. Most of the parking lot grading is complete, wood ties surrounding the lot have been removed, and we expect to begin replacing barriers and fencing during the next reporting period. Landscape design and installation will begin in the spring.

In preparation for the upcoming reservation season, coordination between Fleet services and Park staff has been in full swing this month. Vehicles and other equipment have been transported to and from Fleet for routine maintenance and service.

Landscape bed maintenance responsibilities have been completed and staff will now focus attention to debris removal and adding decorative mulch to high profile areas.

The Equestrian Skills Course (ESC) switchback obstacle is currently out for bid. An onsite meeting between park staff, ESC Friends members, and prospective contractors took place on 02/11/21. Pending estimate totals, we hope to begin construction in late March.

Bear Creek Dog Park – The Park continues to experience a large volume of guests and staff commits significant daily effort with trash removal and facility cleaning. Friends Group members organized a “ground dog” day event on February 2nd where they collected over 20 trash bags of waste from around the park.

Law Fence completed fence repairs on the north side of the park. Earlier in the month a vehicle ran through the fence, damaging two posts and two sections of chain link.

Correspondence between a Wisconsin based dog park and Bear Creek Dog Park have been ongoing. They noticed our dog park memorial online and wish to replicate it at their park in Wisconsin. Vendor and installation information was provided, as well as multiple pictures.

Plans to repair dog park entrance gates are underway. Currently waiting on the contractor to provide sample hinges for approval and installation.

Rainbow Falls Historic Site – Cultural Services staff held three events at Rainbow Falls in February. Maintenance crews prepped the site for these events, as well as provided our weekly visits to monitor security cameras, remove trash, and check for new graffiti.

Main entrance gate was damaged by a careless driver. Damage caused by the incident was significant and a contractor was secured to replace one post and repair two fence panels.

Downtown Facilities – Downtown staff members remain busy with general maintenance tasks including pruning ornamental grasses, mulch augmentation and installation, as well as trash and snow removal.

Multiple projects in the surrounding downtown area have required staff to dedicate additional time and resources to maintain County properties to the high standards expected.

Bidding process for Metro landscape project is well underway. Project should be completed during the next report period.

Jones Park – 2021 planning efforts regarding maintenance and grant funding are in full swing. Discussion with RMFI have helped identify funding sources and prioritize maintenance objectives. Staff continues to work through the master planning process.

Ute Pass Regional Trail – Staff removed trash and debris from trail corridors and trailheads. Newly posted signage appears to be helping with overnight parking issues at the Green Mountain Falls trailhead.

East District:

County Fairgrounds – The final piece of the Swink Hall improvement project was completed this month. Staff painted base boards in the hall and buffed the floors following our waxing efforts.

The team continues work with labeling breakers and outlets in the Grandstands Building to eliminate confusion among facility renters.

Staff completed refurbishing all existing trash cribs from Homestead Ranch Regional Park and is in the process of building a couple of new cribs for the park.

Events have finally returned to the County Fairgrounds. Swink Hall hosted several committee meetings and the County Fair Queen Clinic. The Livestock Arena Building was used for a beef weigh-in and the horsemanship portion of the Queen Clinic. Finally, staff supported a gardening expo event in the Whittemore Building.

With increased moisture, issues with drainages around the fairgrounds has become a high priority. Staff spent time improving flow lines to ensure water is reaching desired locations.

Homestead Ranch Regional Park – Warmer weather days have provided an opportunity to focus our efforts on a few lingering projects. Staff was able to complete repairs to the damaged glass blocks in the restrooms at Homestead. Parks staff worked with Facilities staff to remove the damaged glass block and install a new “storefront” window option. This new design will be easier to repair when vandalism takes place and won’t limit natural lighting from entering the restrooms.

In preparation of spring, the team cleaned out the shop and onsite storage container. Staff organized irrigation supplies and all turf maintenance products to improve efficiency this spring and identify supply needs.

The team spent time pruning trees in many of the beds throughout the park. Efforts were focused on raising canopies and removing deadwood.

Falcon Regional Park – Staff has been involved with weekly progress meetings with contractors as Phase II construction progresses.

A citizen reached out to staff with information regarding trail damage along the Eastonville Trail. The team was able to locate the area referenced by the citizen. An area of the trail showed signs of erosion and needed to be resurfaced. While onsite it was noticed that someone has been riding an ATV on the trail and caused damage to several areas. Staff repaired the damaged areas along the trail and plans to box blade in the Spring.

North District:

General Information – Several snow events kept our team busy with snow removal efforts at County buildings and park facilities. Snow accumulations provided a break from routine maintenance and allowed the North District team to focus on shop organization and cleaning.

Inclement weather also allowed personnel to continue online training classes. Tanner Archer successfully completed the CSU Master Gardener program.

Parks provided our newest corporate sponsor Scheels with select dead trees for store displays.

Fox Run Regional Park – EPC Wildland Fire continues to assist our district with fuel mitigation and general forestry improvements.

Other completed tasks include cutting back all landscape beds, replacing split rail fence, building leash hooks, and lost and found hooks for the dog park.

Black Forest Regional Park – Trail systems were box bladed, and staff completed minor trail repairs while also removing trash from native areas.

Pineries Open Space – Staff continues to monitor the trail system for potential hazard trees. While patrolling trail corridors efforts are made to remind guest of park rules. Trash removal from native park areas continues to be high priority at this property.

The North team has been working with San Miguel Properties land manager on repairing fencing and clearing dead burned trees along the western fence alignment. Burnt trees will also be removed along the San Miguel's eastern property boundary in preparation for a new property line fence.

We are also happy to have had Boy Scout Troop 149 volunteer and perform mitigation efforts to clear areas around the maintenance shop.

Santa Fe Regional Trail — All landscaped areas at trail heads, medians and roundabouts have been pruned in preparation for spring.

There has also been a consistent amount of trash from new residential housing construction on the west side of Old Denver highway. Staff continues to monitor and remove trash as necessary.

Black Forest Section 16 – Staff has frequented the park for concerns with dog off leash complaints. Patrols of the perimeter trail are performed daily and any individuals with their dogs off leash are informed of County policies.

Palmer Lake – All junipers have been trimmed away from curbs, fences, and signs for the upcoming season. Broken fences were removed and will be replaced as soon as frozen ground thaws.

Forest Green Open Space – A kiosk was removed due to vandalism and a bent support frame.

Routine patrols were conducted to remove trash, check signs, and to monitor potential vandalism.

Hodgen Road Trail – Routine patrols were conducted to remove trash and check trail condition.

South District:

Fountain Creek Regional Park – Several significant snow events kept crews busy with snow removal efforts throughout the district. Warm weather between events melted snow accumulations allowing staff to advance with seasonal tasks and district projects.

Several refurbished picnic tables and grills were reinstalled in our reservable pavilions. The new tables and grills improve the overall appearance and function of the facilities and should provide a better user experience for park guests.

All pavilion reservation bulletins received new plexiglass. The old glass was cloudy and scratched making it difficult to read reservation information. This effort coincided nicely with the refurbished picnic tables and grills.

Staff repaired a chlorine pump that services the public water system. The system was only down for three days while repair parts were being shipped. Repairs are complete and the restroom is now open for public use.

Maintenance yard organization and cleaning continues to be a high priority. Western Steel was contacted to empty the metal recycle bin. Staff continues to sort and deliver outdated and unused equipment to Fleet for auction.

Fountain Creek Nature Center - Several landscape improvement areas have been identified, and crews began pruning and prepping these areas for decorative mulch installation.

Hwy 85 entrance renovation efforts have begun as staff repaired sign lighting, secured fencing materials, and contracted the fabrication of new entrance signposts.

Wildlife observation benches were removed and brought back to the maintenance shop for refurbishing. Benches will be reinstalled during the next reporting period. Hopefully restoration efforts will extend the life and function of the benches.

Maxwell Street Trailhead – Routine trash and debris removal continues to be a top priority.

Illegally parked cars / campers were notified and encouraged to vacate the main parking area.

Hanson Trailhead - Routine trash and debris removal efforts were conducted. Homeless camps were posted and removed. Staff reinforced barricades near the westside of the creek to prevent vehicle access.

Stratmoor Valley Park – Additional boulders were added to the perimeter of the parking area to discourage vehicle access. Trail surfacing material was stockpiled near the trailhead and will be added to several sections of trail to improve conditions.

Widefield Community Park – Staff removed a dilapidated trash crib and replaced it with a new bear proof receptacle. The new receptacle will improve the overall aesthetics of the parking lot and will eliminate trash blowing out of the can and scattering throughout the park.

Twelve tons of topsoil were hauled away from the pavilion construction site and stored for future turf and landscape improvements.

Christian Open Space – A notification was provided by a neighboring municipality regarding a possible homeless camp. The illegal camp was posted and removed promptly.