

EL PASO COUNTY



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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: Jeff Mark, Landuis Company
FROM: Craig Dossey, Executive Director
DATE: December 20, 2016
RE: The Sidewalk Construction and Inspection Program Standards

The Board of County Commissioners adopted a revision to the El Paso County Engineer Criteria Manual (ECM) on December 13, 2016, increasing the thickness design standards for sidewalks within the RS-5000, RS-6000, and PUD zoning districts. The revision provides for more options for the developer/builder in terms of driveway construction and stormwater BMPS, while also better protecting the integrity of the sidewalk in anticipation of the County's subsequent maintenance. The County is also putting into place a requirement for upfront construction of all sidewalks by developers and County authorization of all residential Certificate of Occupancy requests pending final inspection of sidewalks to ensure that such sidewalks are not damaged by the builder during construction. The revisions to the ECM will be implemented January 1, 2017. The specifics of the Sidewalk Construction and Inspection Program Standards are outlined in the attachment.

The following Landuis Company developments are not required to install the sidewalks in accordance with the modified ECM standards and procedures implemented January 1, 2017. However, the inspection of the sidewalks prior to County authorization of the Certificate of Occupancy for each residential dwelling will be in accordance to the revised procedures of the sidewalk program.

- Paint Brush Hills Filing No. 13C
- Paint Brush Hills Filing No. 13D
- Carriage Meadows South
- Pioneer Landing Filing No. 2
- Pioneer Landing Filing No. 3

Landuis Company developments in the early stages of review, such as the Lorson East PUD and preliminary plan, will be subject to the modified sidewalk standards and procedures. All future Landuis Company developments will be required to meet the sidewalk program standards as implemented on January 1, 2017.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Dossey', written over a circular stamp or mark.

Craig Dossey, Executive Director
El Paso County Planning and Community Development

Attachment:
Sidewalk Program Standards