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COMMUNITY SERVICES DEPARTMENT

PARKS OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION / CULTURAL SERVICES

February 3, 2018

Gabe Sevigny
Planner I
El Paso County Planning & Community Development Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Christian Brothers Automotive (PPR183)

Dear Gabe,

The Planning Division of the Community Services Department has reviewed the Christian Brothers Automotive Site Development Plan / Special Use Application and has the following comments on behalf of El Paso County Parks.

El Paso County Parks operates and maintains the Rock Island Regional Trail within a dedicated 30-FT wide public trail easement along the southern site boundary. The applicant is proposing to install a 10-FT tall retaining wall and landscaping within this easement. Staff reviewed the landscape plan and appreciates the incorporation of plant materials along the retaining wall and slopes. The installation of trees is also welcomed within the trail easement to provide shade and screening benefits.

Construction of the retaining wall and installation of the landscaping will require coordination with El Paso County Parks to minimize impacts to the trail. At time of construction, El Paso County Parks will require a Temporary Access Agreement to ensure the trail is returned to pre-construction condition, proper erosion control BMP's are installed, and landscaping with appropriate irrigation is maintained. The agreement will also include trail closure and construction warning sign requirements to notify the public of the construction activity.

The preliminary grading plan shows a retaining wall to be constructed just within the trail easement. Construction of the wall will most likely include the installation of a heel drain and toe drain which could direct stormwater runoff towards the trail. The plan also includes increasing slopes in excess of 3:1 directly adjacent to the trail easement. Furthermore, it appears a drainage swale is incorporated into the slope leading from the building between the parking lot and lobby/sales area to the south. Staff has concerns that installing the retaining wall and increasing slopes will increase the probability of stormwater runoff onto the trail. To mitigate this risk, staff requests the applicant install a grass-lined ditch running



adjacent to the trail, within the trail easement, to properly drain runoff to the storm sewer located just east of the Woodmen Road underpass.

El Paso County Parks looks forward to working with the applicant to ensure a mutually agreeable solution to the items outlined in the comments above. Please let me know if you have any questions or concerns.

Sincerely,

Jason Meyer
Project Manager II
Planning Division
Community Services Department
jasonmeyer@elpasoco.com