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April 12, 2018

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

Subject: Christian Brothers Automotive Review #2 (PPR183)

Dear Gabe,

The Planning Division of the Community Services Department has reviewed the Christian Brothers Automotive Site Development Plan / Special Use Application Review #2 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 was revised to include a grass-lined ditch running adjacent to the trail, within the trail easement, as requested by Parks staff to drain runoff away from the trail.

El Paso County Parks has no further comment and looks forward to working with the applicant as this project moves forward. 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

