

FILE LOCATION: S:\20-886-028 TRAILS PUD\SP MAJOR AMEND\1010 DWG\104 PLAN SET\SP\SP MAJOR AMENDMENT PLANS\TS01.DWG

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

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 WIDFIELD 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. 213006737. OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS Laid OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.
- THERE WILL BE NO DIRECT LOT ACCESS TO LEGACY HILL DRIVE OR FRONTSIDE DRIVE.

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 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 PUD/SP (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.
- A "SOIL, GEOLOGY, AND GEOLOGIC HAZARD, SPRINGS AT WATERVIEW EAST, SOUTH POWERS BOULEVARD AND BRADLEY ROAD, EL PASO COUNTY, COLORADO" (ENTECH ENGINEERING, REVISED FEBRUARY 8, 2019) REPORT IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS REPORT, 10 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 6.0 OF THE REPORT) WERE FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC HAZARDS FOUND ON SITE TO INCLUDE: COLLAPSIBLE SOILS, HIGHLY EXPANSIVE SOILS, POTENTIAL SEASONAL SHALLOW GROUNDWATER AND SHALLOW BEDROCK, WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE REPORT. IN ADDITION TO THE PREVIOUSLY IDENTIFIED MITIGATION ALTERNATIVES, SUBSURFACE DRAINAGE SYSTEMS SHOULD BE IMPLEMENTED IN AREAS WHERE HIGH SUBSURFACE MOISTURE CONDITIONS ARE ANTICIPATED PERIODICALLY. EXTERIOR, PERIMETER FOUNDATION DRAINS SHOULD BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION INTO THE SUBSURFACE SOIL.

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 CCRs. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRAILS AT ASPEN RIDGE, AND THE TRAILS AT ASPEN RIDGE DESIGN GUIDELINES.

LEGAL DESCRIPTION:

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

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

- THENCE 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 N02°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°07'58"W A DISTANCE OF 50.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 965.00 FEET, A DELTA ANGLE OF 06°15'56", AN ARC LENGTH OF 105.53 FEET, WHOSE LONG CHORD BEARS N70°51'04"W A DISTANCE OF 105.47 FEET;
- THENCE S00°00'00"W A DISTANCE OF 214.74 FEET;
- THENCE S89°42'27"W A DISTANCE OF 110.10 FEET;
- THENCE N01°25'17"W A DISTANCE OF 4.78 FEET;
- THENCE S88°27'00"W A DISTANCE OF 160.00 FEET;
- THENCE S00°08'37"W A DISTANCE OF 44.57 FEET;
- THENCE S02°52'08"W A DISTANCE OF 44.56 FEET;
- THENCE S05°32'45"W A DISTANCE OF 44.55 FEET;
- THENCE S08°16'16"W A DISTANCE OF 44.55 FEET;
- THENCE S10°58'40"W A DISTANCE OF 44.56 FEET;
- THENCE S13°41'29"W A DISTANCE OF 44.57 FEET;
- THENCE S17°04'35"W A DISTANCE OF 44.59 FEET;
- THENCE S19°47'14"W A DISTANCE OF 44.56 FEET;
- THENCE S22°29'47"W A DISTANCE OF 44.55 FEET;
- THENCE S25°12'20"W A DISTANCE OF 44.55 FEET;
- THENCE S27°14'20"W A DISTANCE OF 22.28 FEET;
- THENCE S29°42'04"W A DISTANCE OF 49.02 FEET;
- THENCE S35°26'44"W A DISTANCE OF 49.01 FEET;
- THENCE S36°30'59"W A DISTANCE OF 116.64 FEET;
- THENCE S32°43'04"W A DISTANCE OF 56.86 FEET;
- THENCE S14°55'16"W A DISTANCE OF 66.77 FEET;
- THENCE S00°26'25"E A DISTANCE OF 193.88 FEET;
- THENCE S80°00'00"W A DISTANCE OF 159.90 FEET;
- THENCE S00°00'00"E A DISTANCE OF 13.82 FEET;
- THENCE S89°33'35"W A DISTANCE OF 110.00 FEET;
- THENCE N00°26'25"W A DISTANCE OF 12.59 FEET;
- THENCE S89°33'35"W A DISTANCE OF 160.00 FEET;
- THENCE S00°26'25"E A DISTANCE OF 55.00 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, WHOSE LONG CHORD BEARS 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 30.98 FEET;
- THENCE S89°30'59"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 S89°00'00"E A DISTANCE OF 615.00 FEET;
- THENCE N00°00'00"E A DISTANCE OF 148.75 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'37", AN ARC LENGTH OF 61.46 FEET, WHOSE LONG CHORD BEARS N28°47'53"E A DISTANCE OF 61.32 FEET;
- THENCE N22°01'13"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°20'04"E A DISTANCE OF 625.97 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°20'04"E A DISTANCE OF 385.15 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,759.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS N81°55'39"E A DISTANCE OF 728.16 FEET;
- THENCE N89°30'29"E A DISTANCE OF 3.77 FEET TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9;
- 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.	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 _____

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

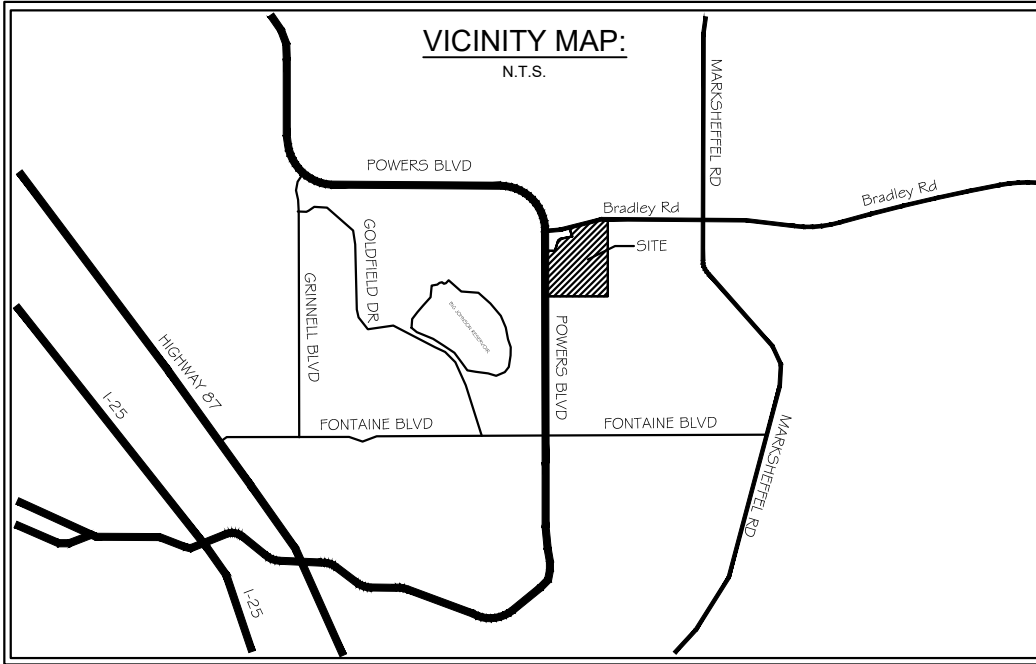
FILING NO. 2 DATA

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% = 17.995 AC



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 MIDCREEK 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

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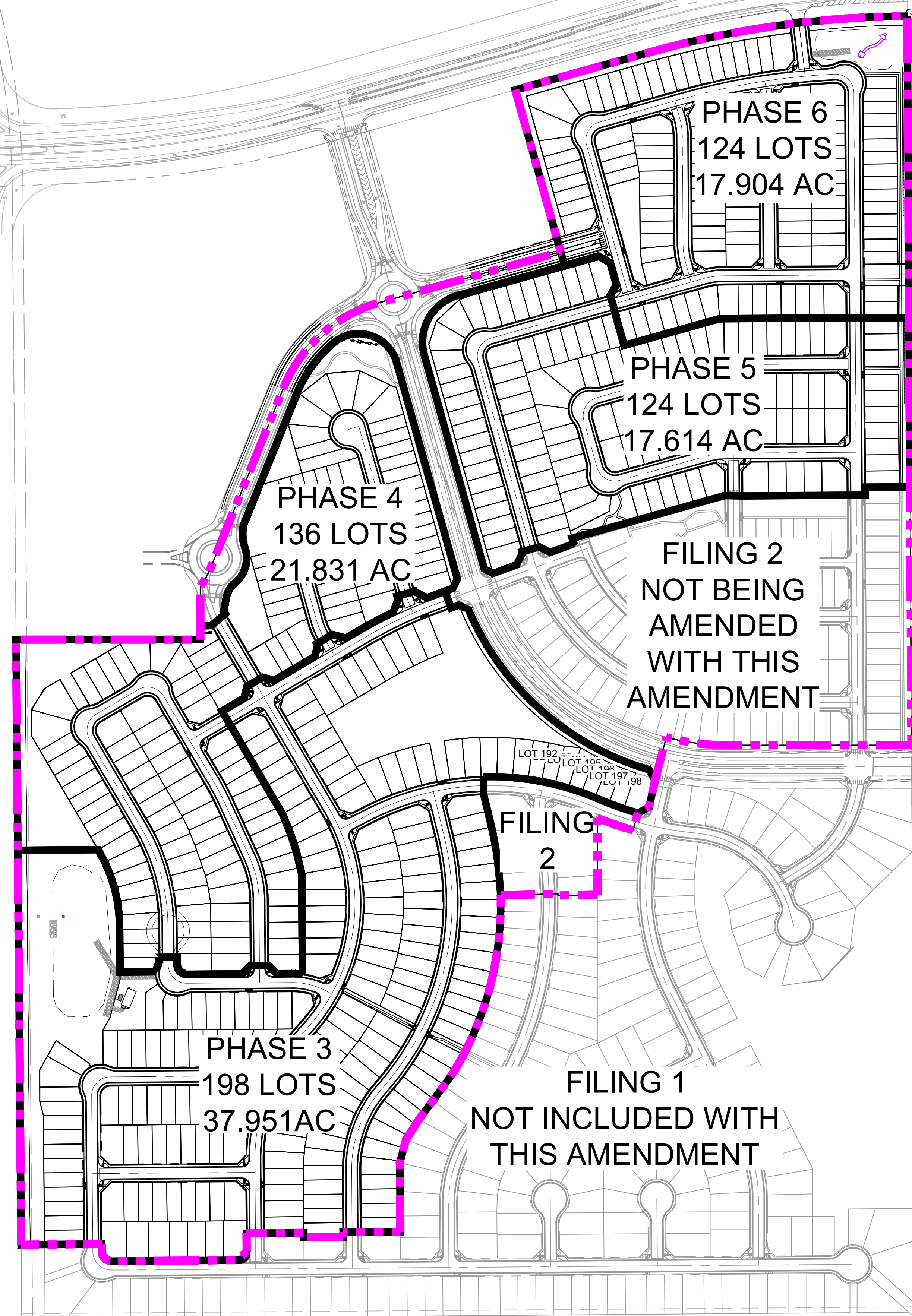
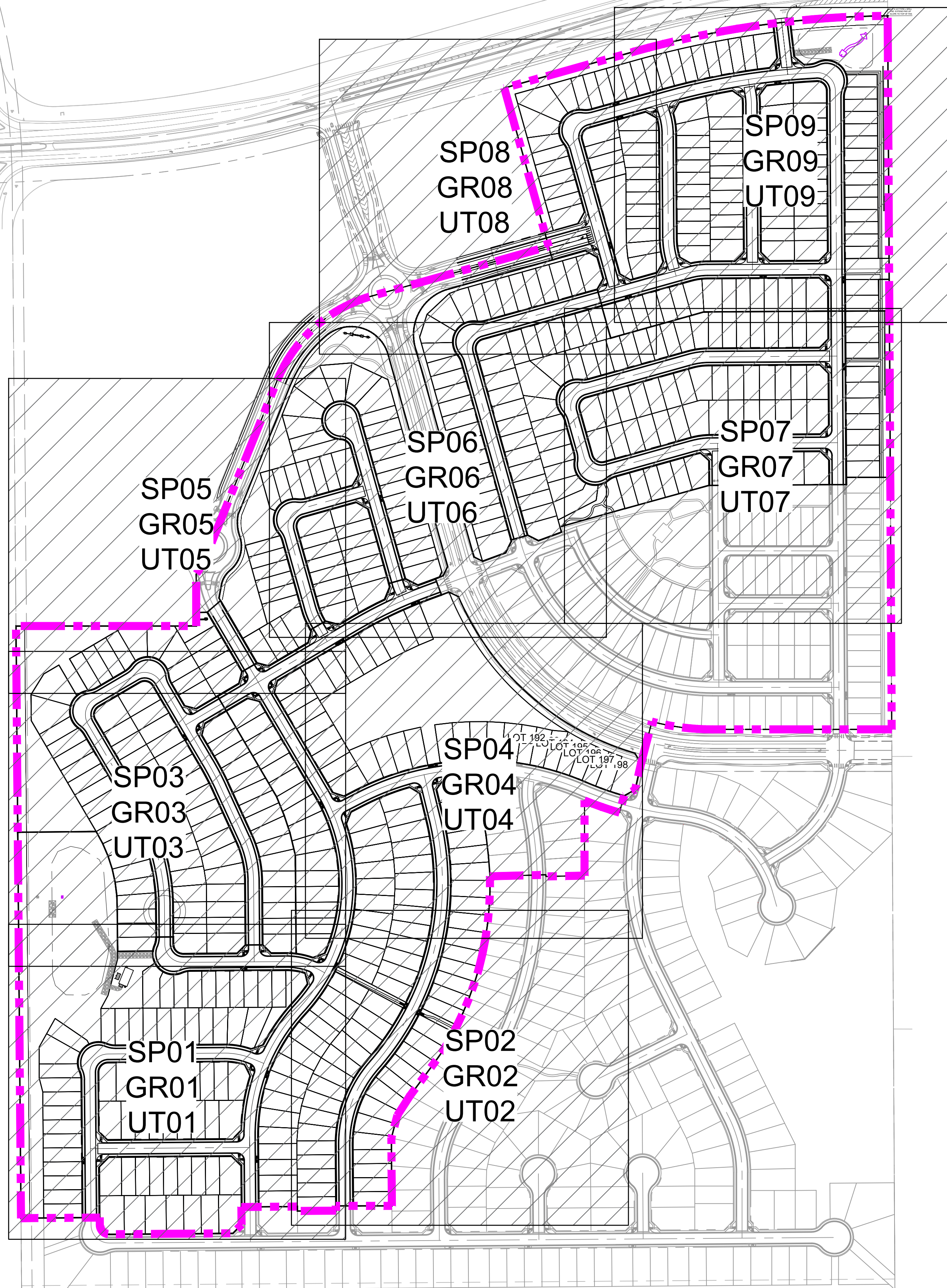
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TS01

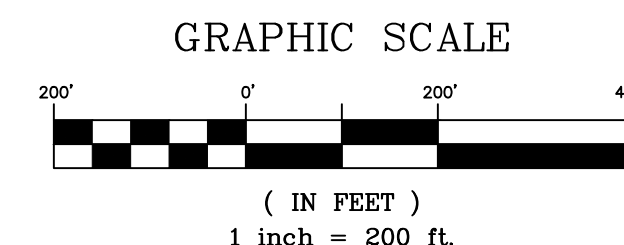
SHEET 1 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\DT01.DWG



- 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.



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
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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:

**PUD PHASE AND
KEY MAPS**

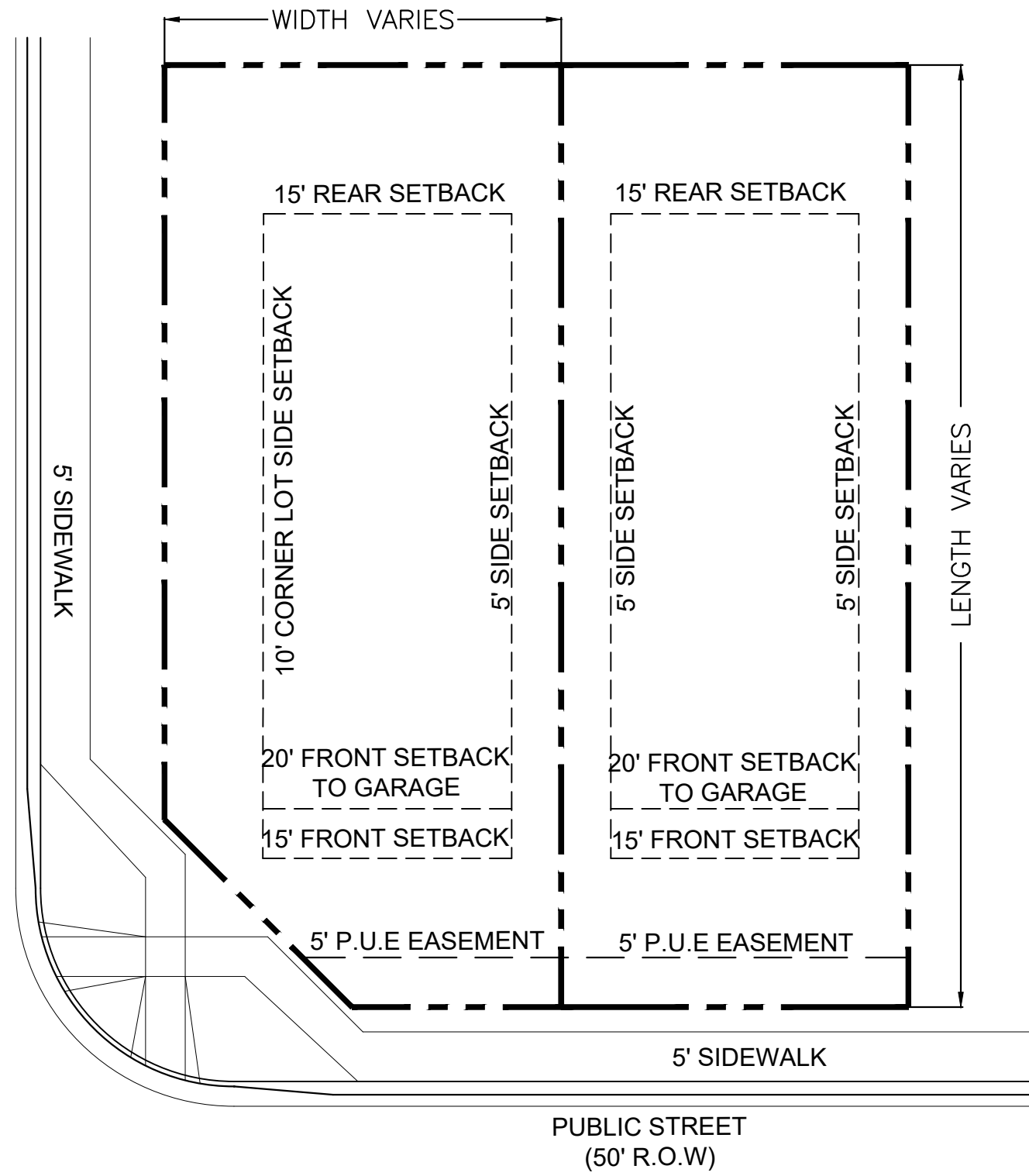
DT01

SHEET 2 OF 34

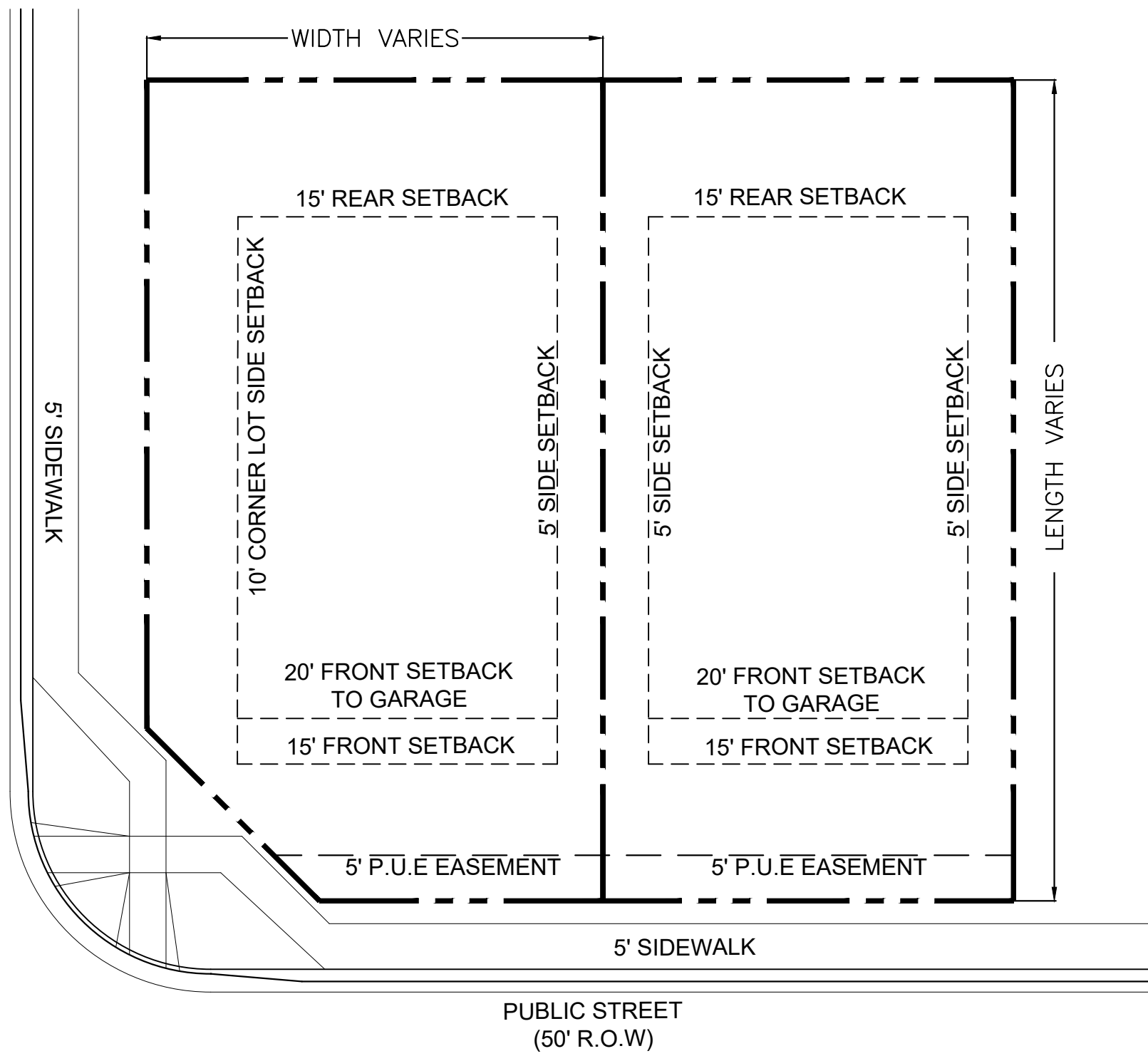
PCD FILE NO.:

FILE LOCATION: S:\20.886.028\TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SDSP AMENDMENT PLANS\DT01.DWG

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, 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.
 2. FENCES, WALLS, OR HEDGES
 3. MAILBOXES
 4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
 5. PERSONAL USE SMALL CELL TOWER
 6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
 7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE 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.
 8. 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

1. MINIMUM LOT AREA:
A. DWELLING, SINGLE FAMILY: 3,000 SF
2. MAXIMUM PERCENTAGE OF STRUCTURAL 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):
A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF HOUSE
B. SIDE YARD: FIVE FEET (5')
C. REAR YARD: FIFTEEN FEET (15')
D. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
7. ACCESSORY STRUCTURE STANDARDS:
A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
B. SETBACK REQUIREMENTS:
SIDE YARD: FIVE FEET (5')
REAR YARD: FIVE FEET (5')

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' WOOD FENCING PERMITTED BETWEEN UNITS AT THE FRONT AND REAR OF THE HOUSE ONLY. FINAL LOCATION OF FENCING TO BE DETERMINED BY INDIVIDUAL HOUSE CONFIGURATION.
4. THERE SHALL BE NO FENCING PERMITTED WITHIN THE FRONT YARD SETBACK.
5. 10' MINIMUM SEPARATION BETWEEN MAIN HOUSE STRUCTURES EXCEPT FOR PAIRED PATIO/ DUPLEX STYLE UNITS THAT SHARE ONE COMMON WALL.
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.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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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:

PUD DETAILS

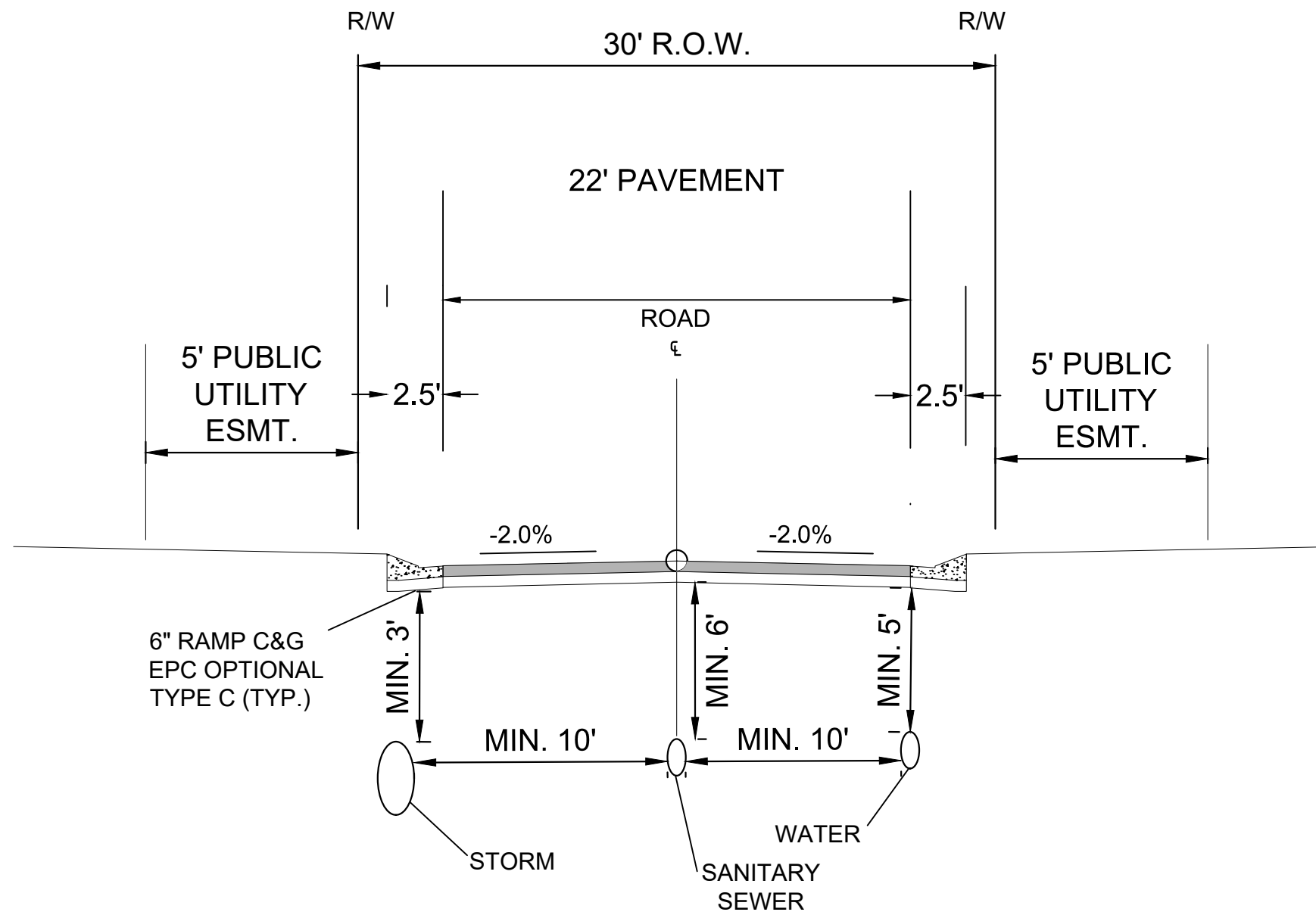
DT02

SHEET 3 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20.886.028\TRAILS PUD\SP MAJOR AMEND\1010 DWG\104 PLAN SET\SP\SDSP AMENDMENT PLANS\DT01.DWG

FILING NO. 2 TO REMAIN
TYPICAL STREET CROSS-SECTIONS

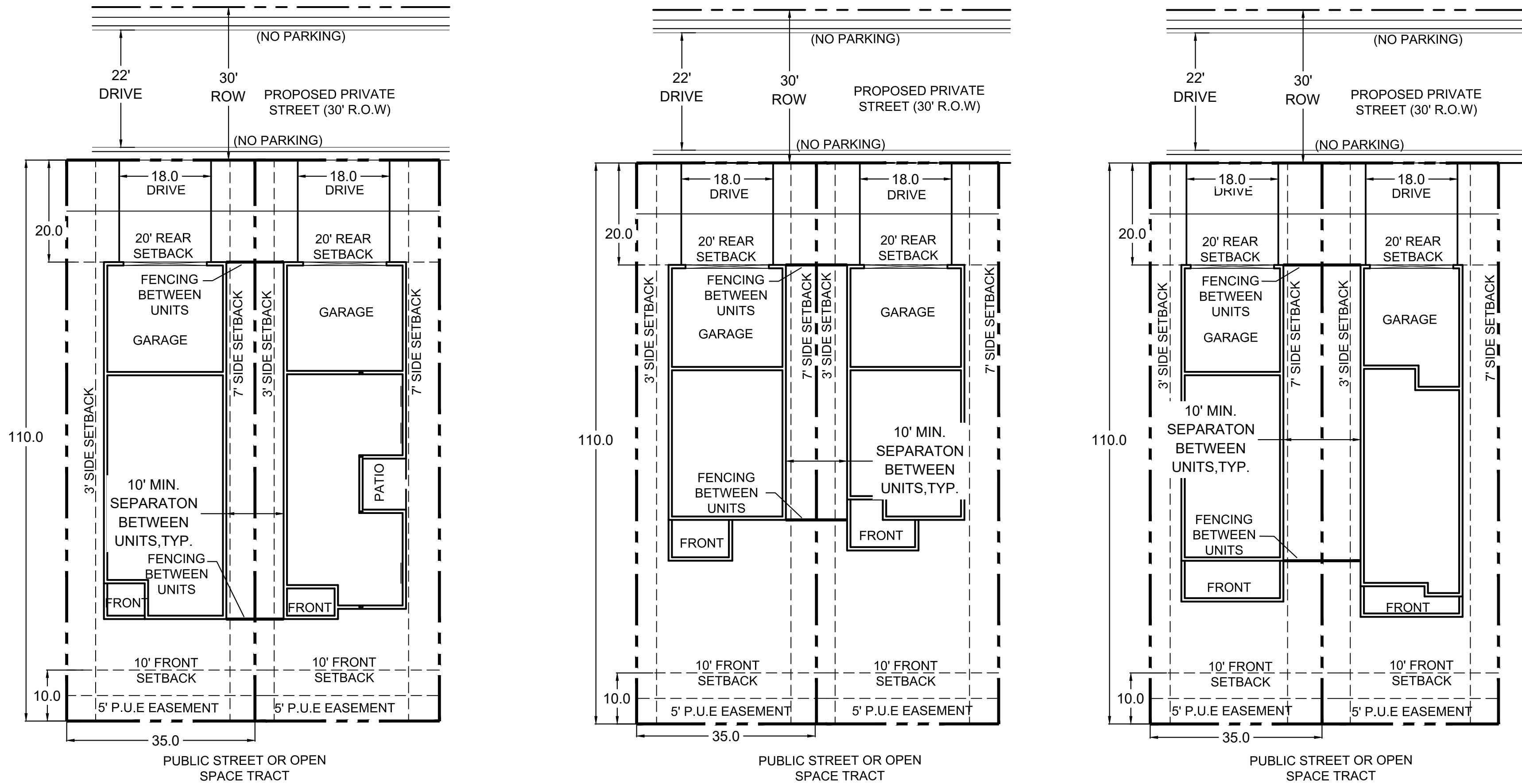


FILING NO. 2 TYPICAL SECTION
(PRIVATE ROADWAY)

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. THERE SHALL BE NO FENCING PERMITTED WITHIN THE FRONT YARD SETBACK.
4. 10' MINIMUM SEPARATION BETWEEN MAIN HOUSE STRUCTURES.
5. 5' PUBLIC UTILITY EASEMENT TO BE PROVIDED ALONG THE FRONTS OF ALL LOTS.
6. 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.
7. 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:

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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.:

FILE LOCATION: S:\20.886.028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SETS\PUDSP AMENDMENT PLANS\DT01.DWG



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

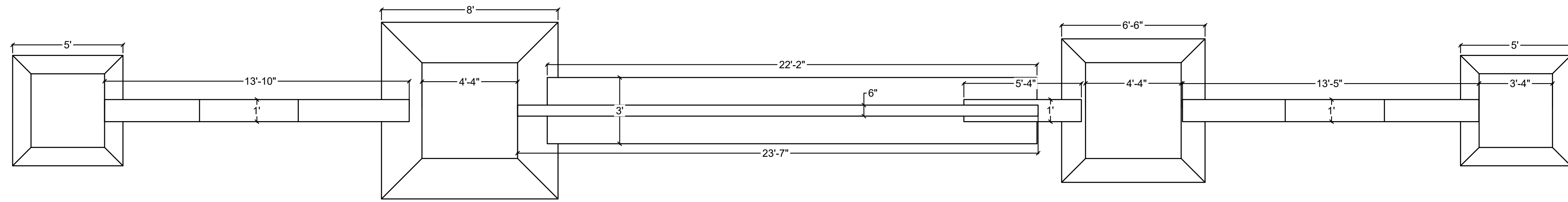
REINFORCED LEDGESTONE REDI ROCK WALL SECTION
NOT TO SCALE



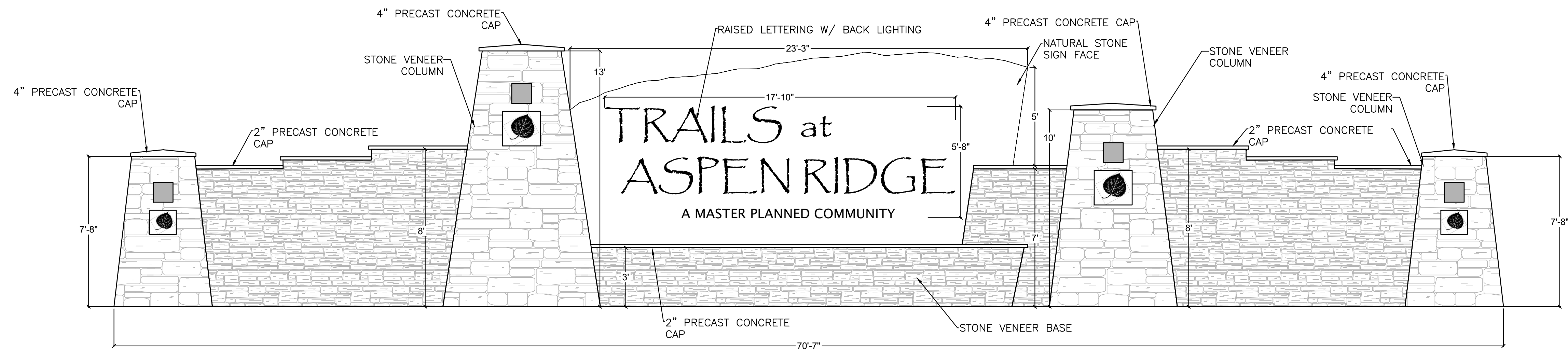
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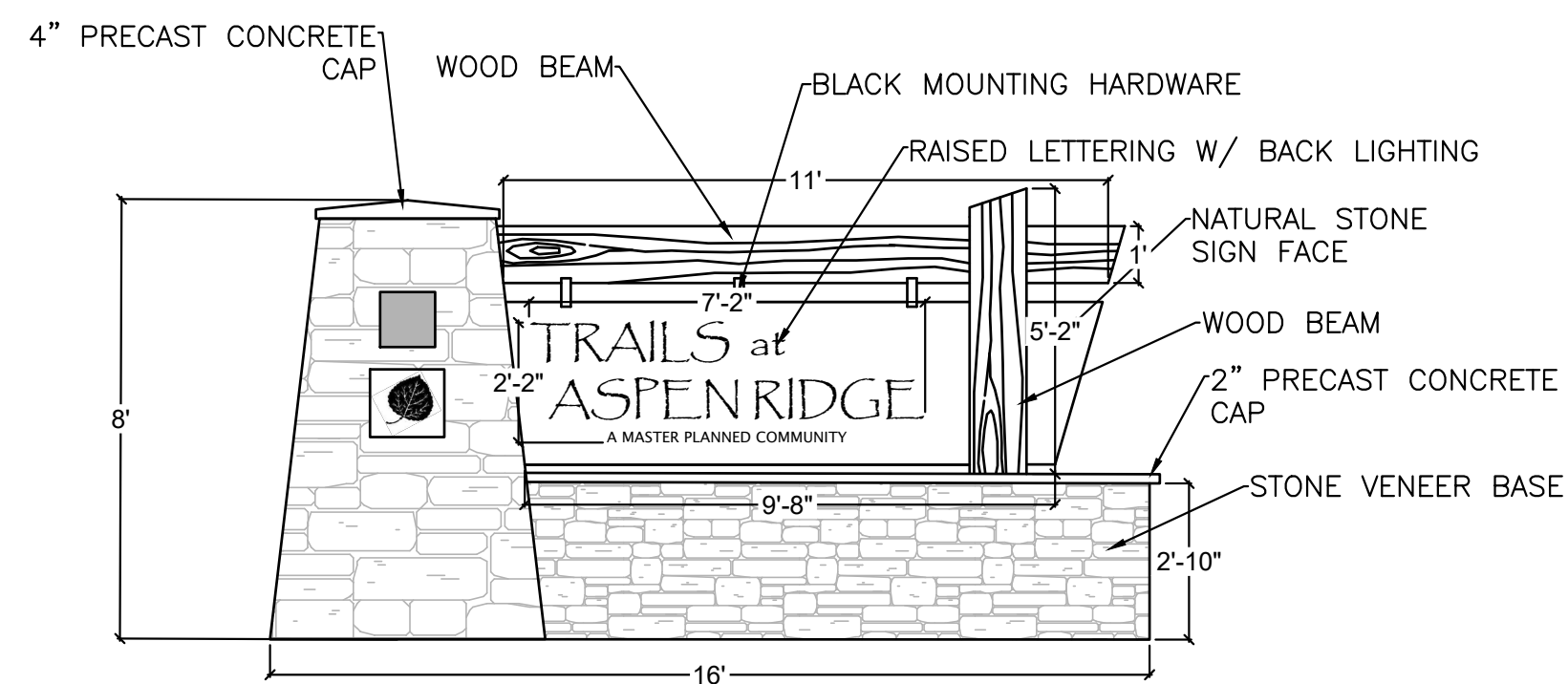
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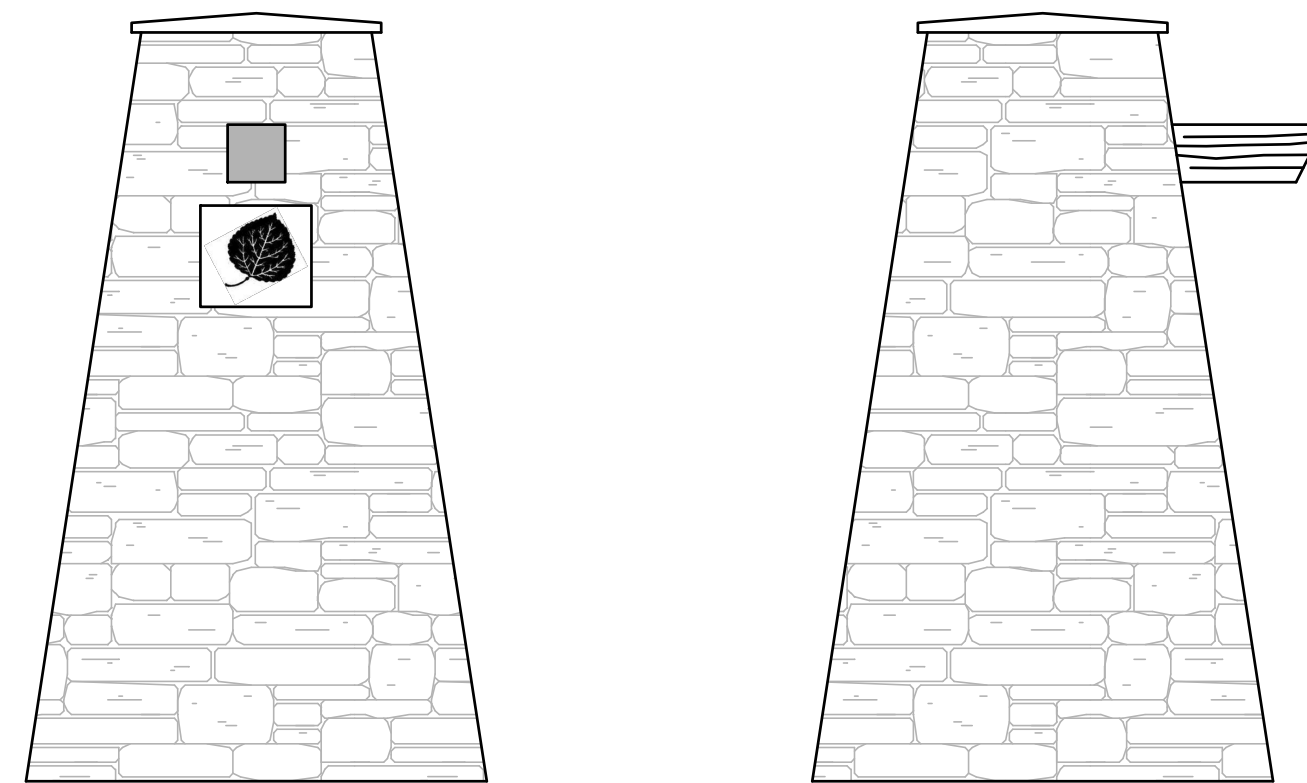
MAIN ENTRANCE SIGN (PLAN VIEW)



MAIN ENTRANCE SIGN LOCATED IN TRACT H (FRONT VIEW)



SECONDARY SIGN LOCATED IN TRACT G (FRONT VIEW)



COLUMN DETAIL (FRONT AND SIDE VIEW)

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
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OWNER/DEVELOPER:
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PHONE: (719) 382-9433

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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:

PUD DETAILS

DT05

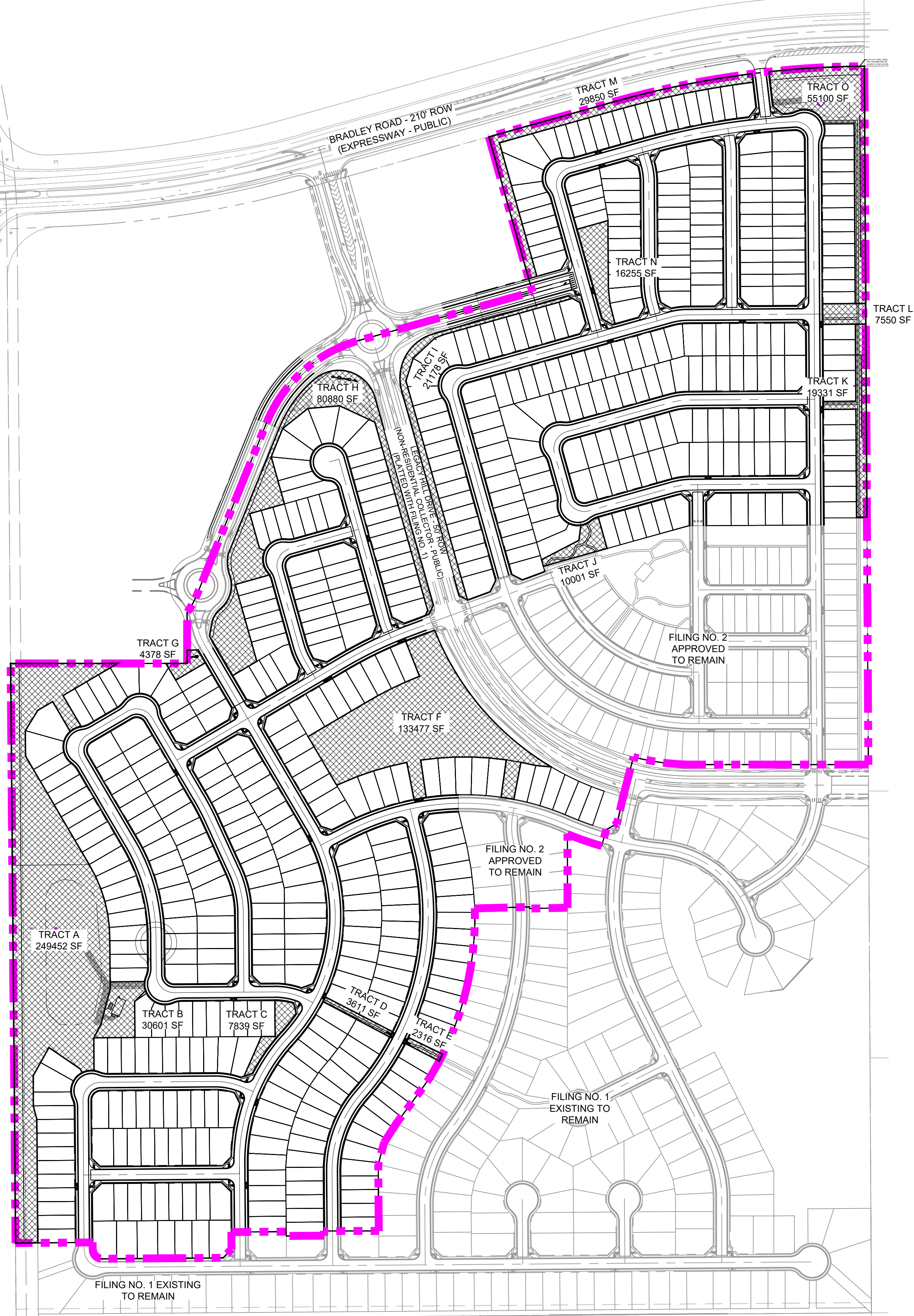
SHEET 6 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SPUDSP AMENDMENT PLANS\DT01.DWG

POWERS BOULEVARD - 210' ROW
(FREEWAY - PUBLIC)

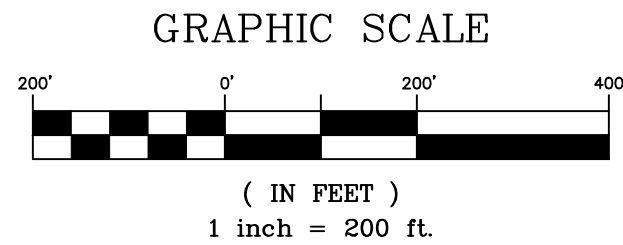
TRACT MAP



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		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		WATERVIEW II METRO DISTRICT
H	80,880	X		X	X	X		WATERVIEW II METRO DISTRICT
I	21,178	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		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:
1. 'X' = DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS
 2. 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.
 3. MAIL KIOSKS SHALL NOT BE PLACED ALONG LEGACY HILL OR FRONTSIDE DRIVE FRONTAGES OR ALONG SIDEWINDER DRIVE ADJACENT TO THE ROUNDABOUT



CONSULTANTS:
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OWNER/DEVELOPER:
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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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PROJECT NO: 20.886.028

DRAWN BY: LCB

CHECKED BY: NMS

APPROVED BY: NMS

SHEET TITLE:

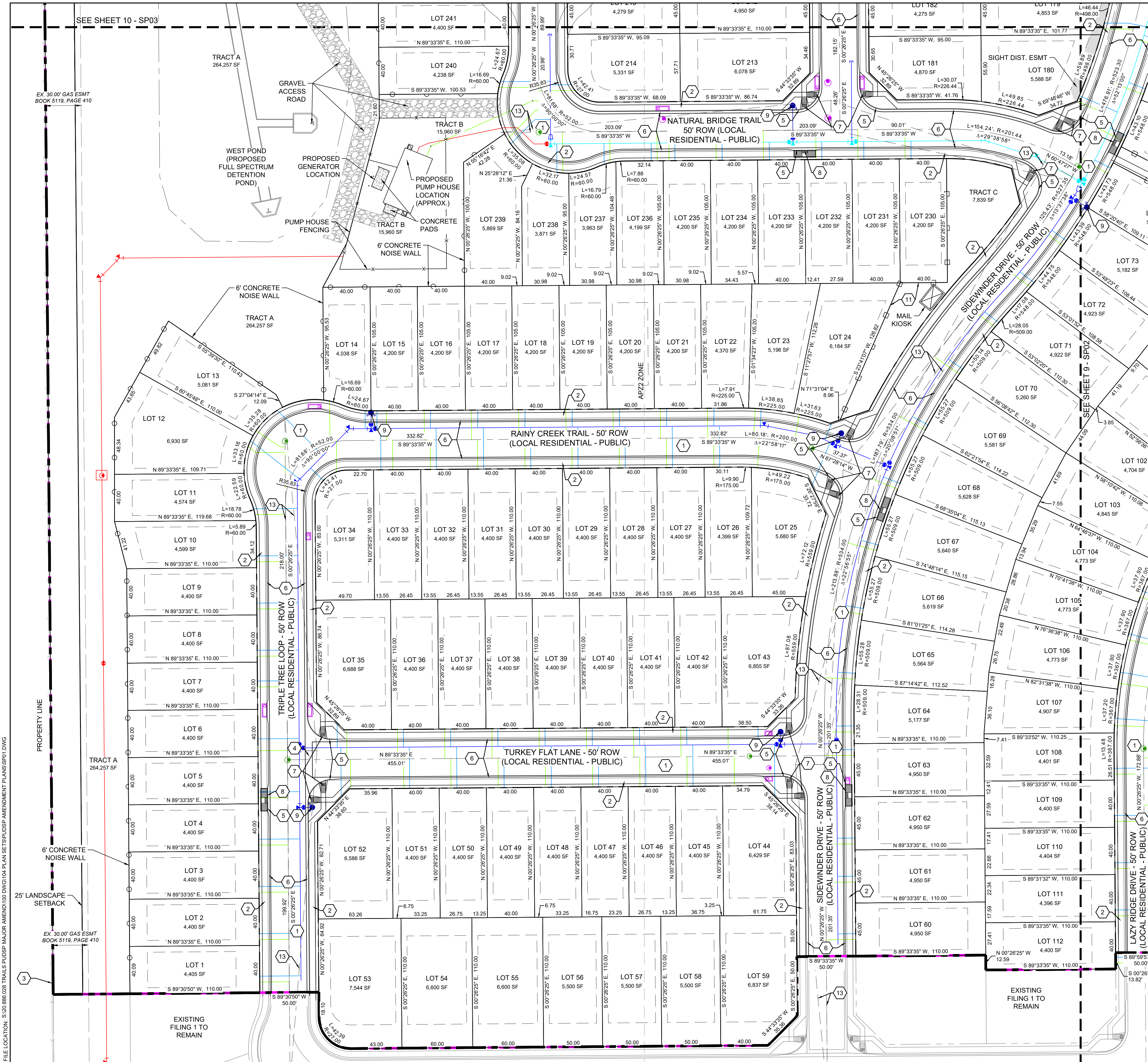
PUD DETAILS

DT06

SHEET 7 OF 34

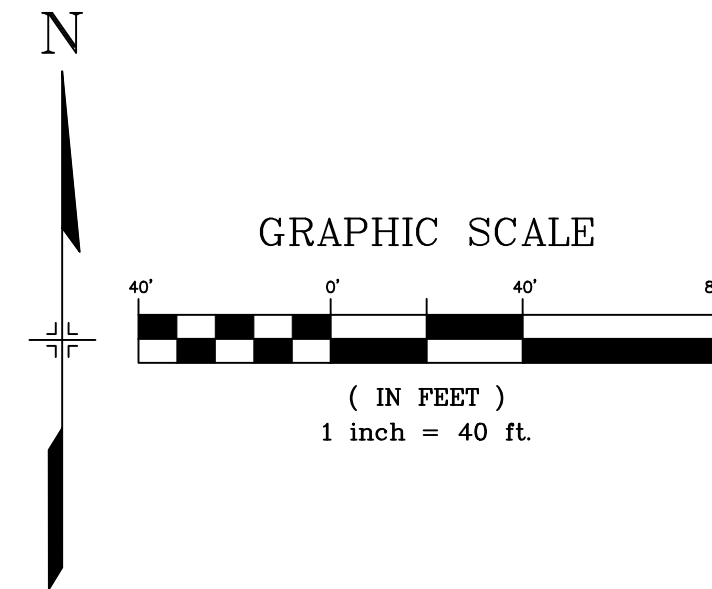
PCD FILE NO.:

FILE LOCATION: S:\20886-028 TRAILS AT ASPEN RIDGE PUDSP MAJOR AMENDMENT\10 DWG\104 PLAN SET\SP1DUPSP AMENDMENT PLANS\SP1.DWG



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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COLORADO SPRINGS, CO 80920
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OWNER/DEVELOPER:

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855 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
PHONE: (719) 575-0100

KEY MAP:



PROJECT:

TRAILS AT ASPEN RIDGE PUD/SP
AMENDMENT

EL PASO COUNTY, CO
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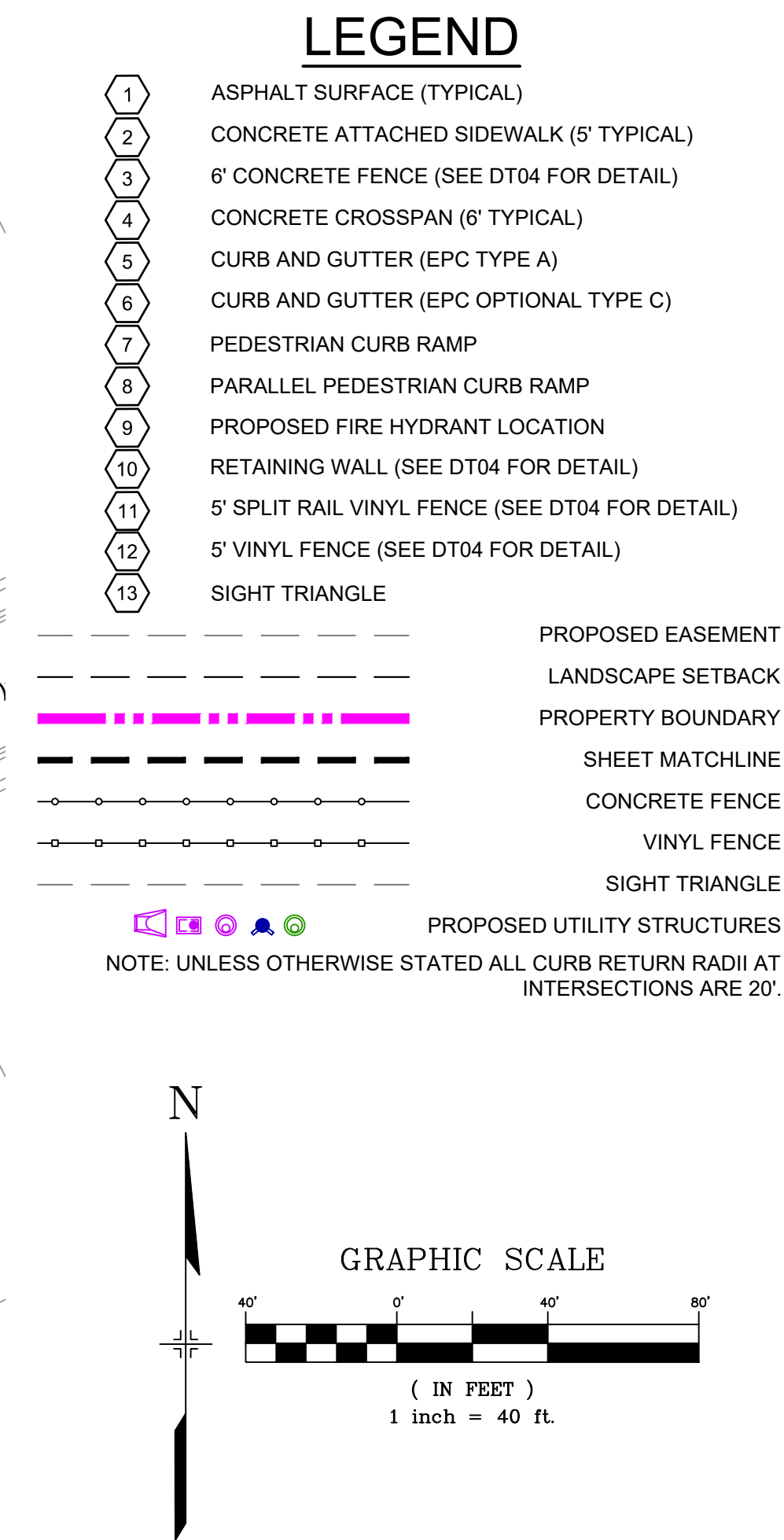
SHEET TITLE:

PRELIMINARY SITE
PLAN

SP01

SHEET 8 OF 34

PCD FILE NO.:



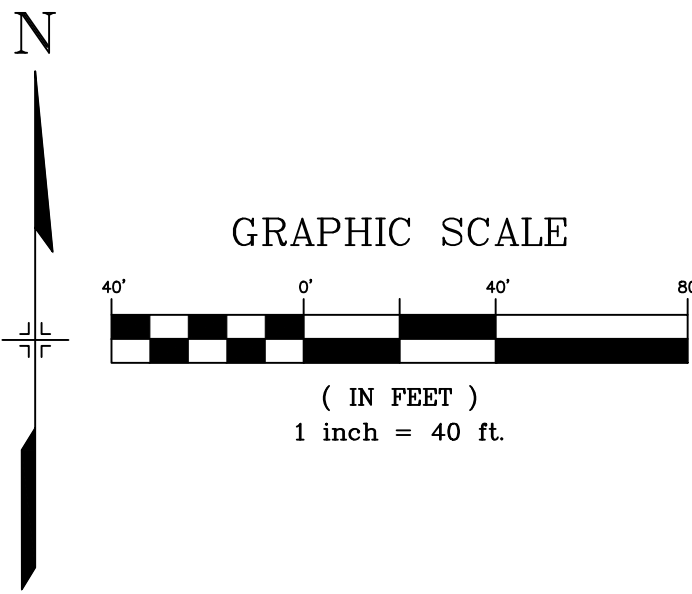
SHEET TITLE: _____

FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SETS\PU\SP AMENDMENT PLANS\SP1.DWG



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



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

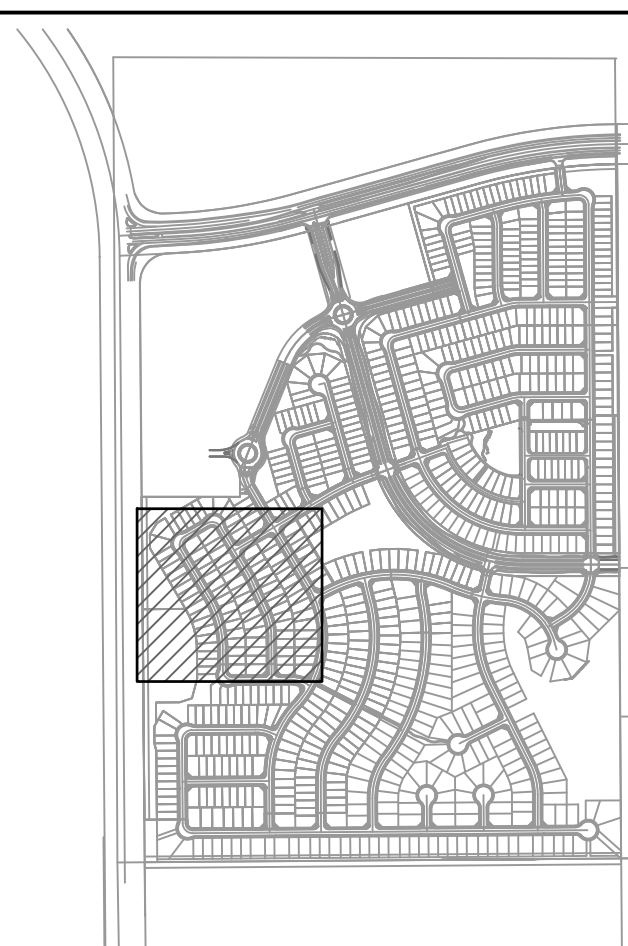


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FAX: (719) 575-0208

OWNER/DEVELOPER:

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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
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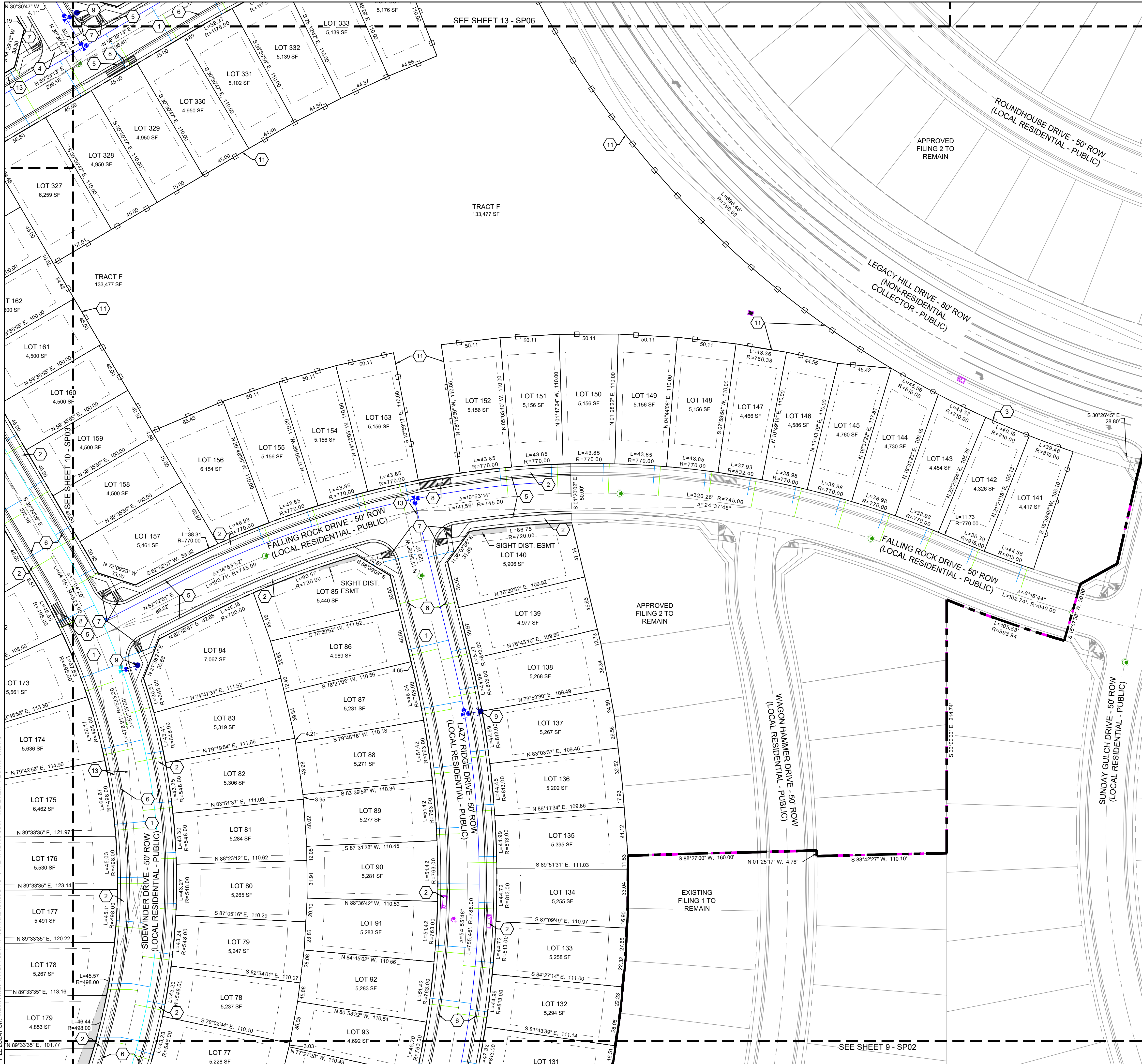
SHEET TITLE:

PRELIMINARY SITE
PLAN

SP03

SHEET 10 OF 34

PCD FILE NO.:

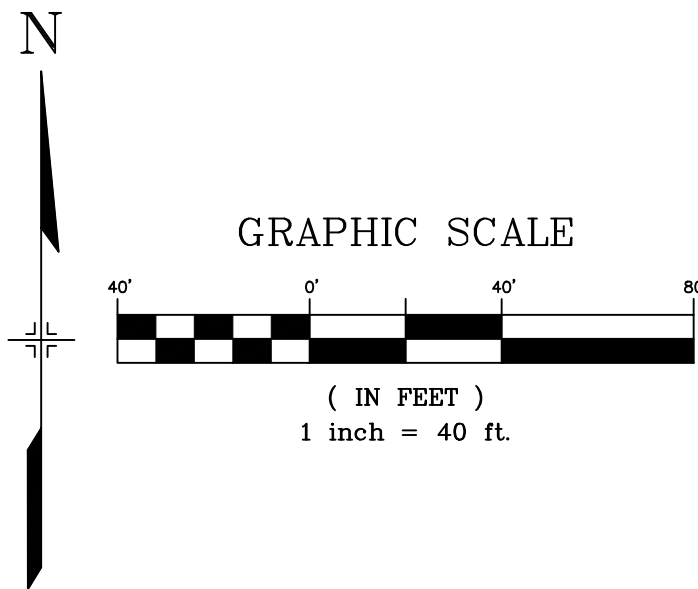


COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
PHONE: (719) 382-9433

1	ASPHALT SURFACE (TYPICAL)
2	CONCRETE ATTACHED SIDEWALK (5' TYPICAL)
3	6" CONCRETE FENCE (SEE DT04 FOR DETAIL)
4	CONCRETE CROSSPAN (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 RADI AT INTERSECTIONS ARE 20'



SHEET TITLE:

SHEET 12 OF 34

PCD FILE NO.:



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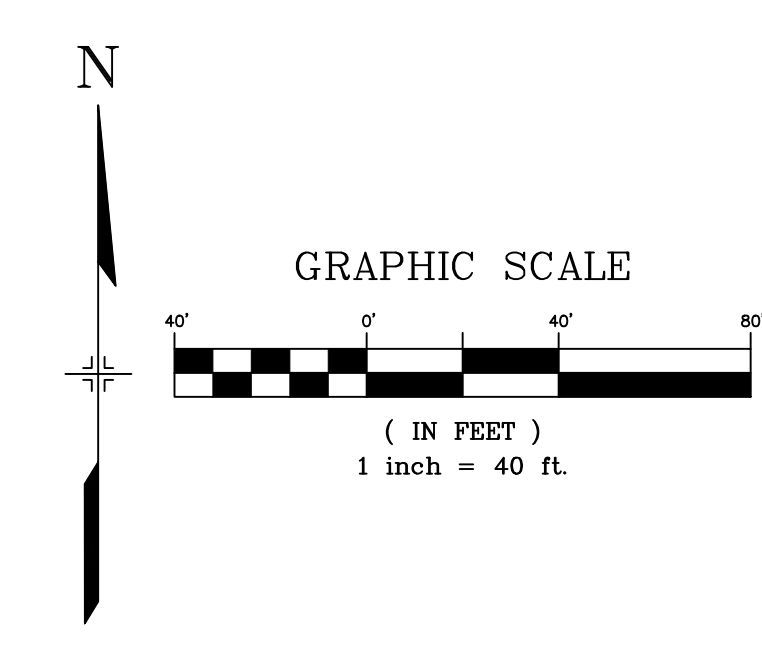
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13

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:

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:

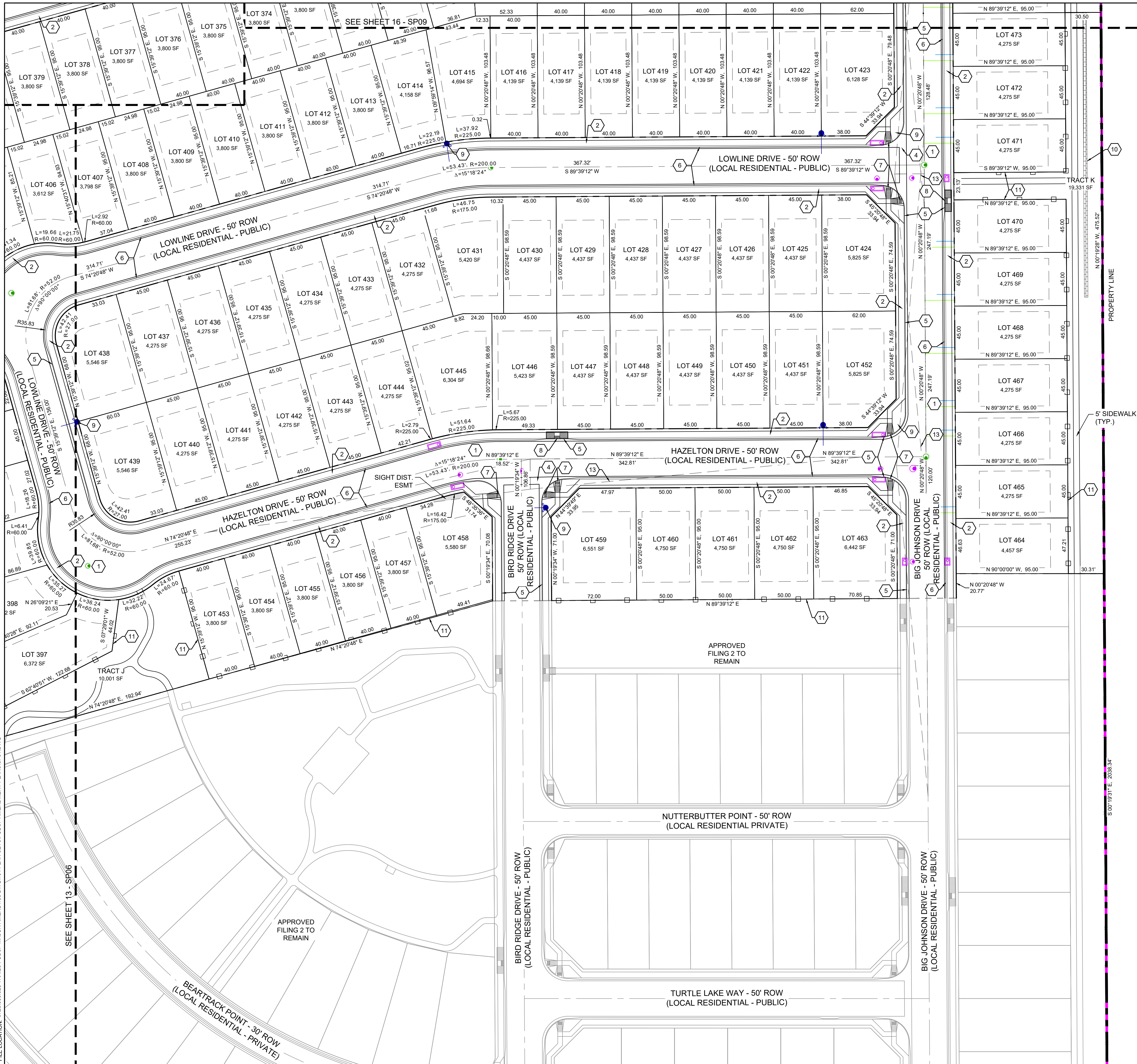
PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP
AMENDMENT
EL PASO COUNTY, CO
FEBRUARY 2021
REVISION HISTORY:

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

DRAWING INFORMATION:
PROJECT NO.: 20.886.028
DRAWN BY: LCB
CHECKED BY: NMS
APPROVED BY: NMS
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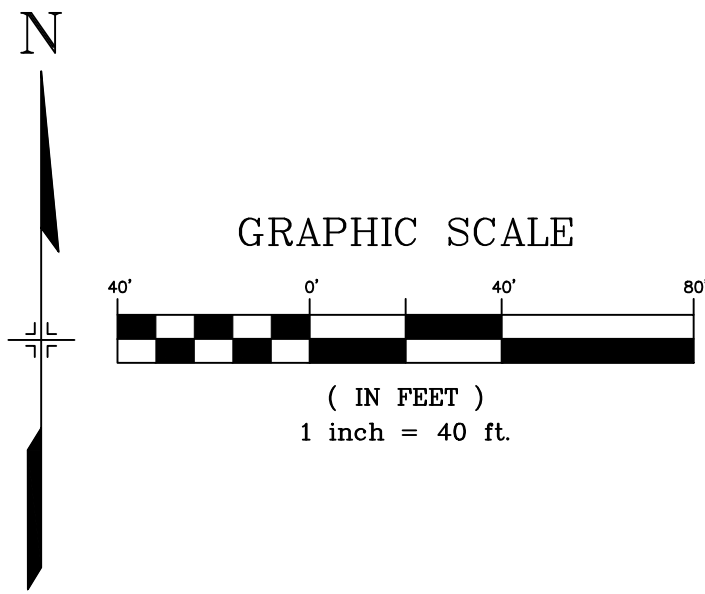
PRELIMINARY SITE
PLAN
SP06
SHEET 13 OF 34
PCD FILE NO.:

FILE LOCATION: S:\20 886 028 TRAILS AT ASPEN RIDGE PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP7\SP7.PUDSP AMENDMENT PLANS\SP7.DWG



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:

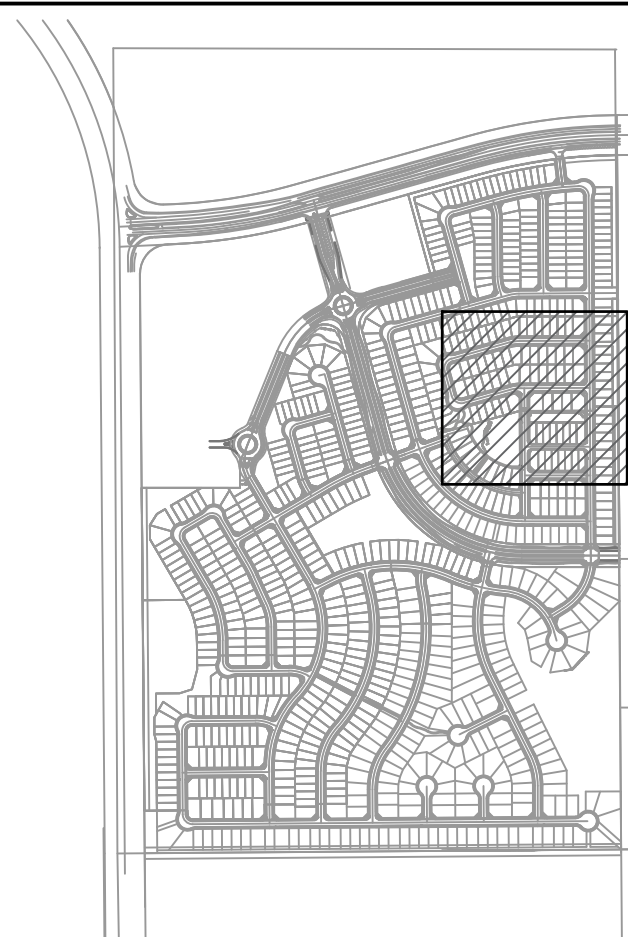


2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

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

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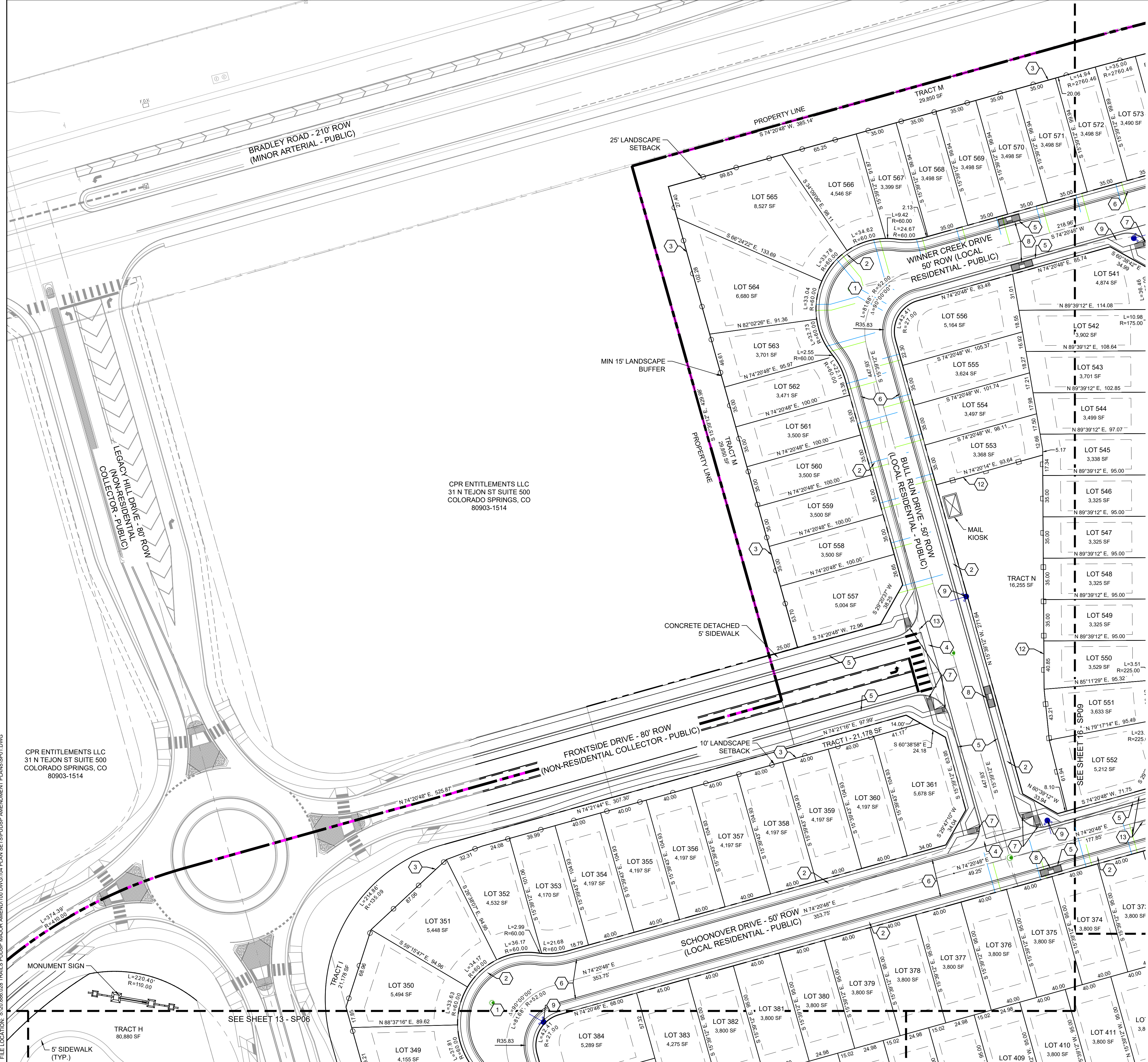
PRELIMINARY SITE
PLAN

SP07

SHEET 14 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20 886 028 TRAILS AT ASPEN RIDGE PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP8.PDF AMENDMENT PLANS\SP08.DWG



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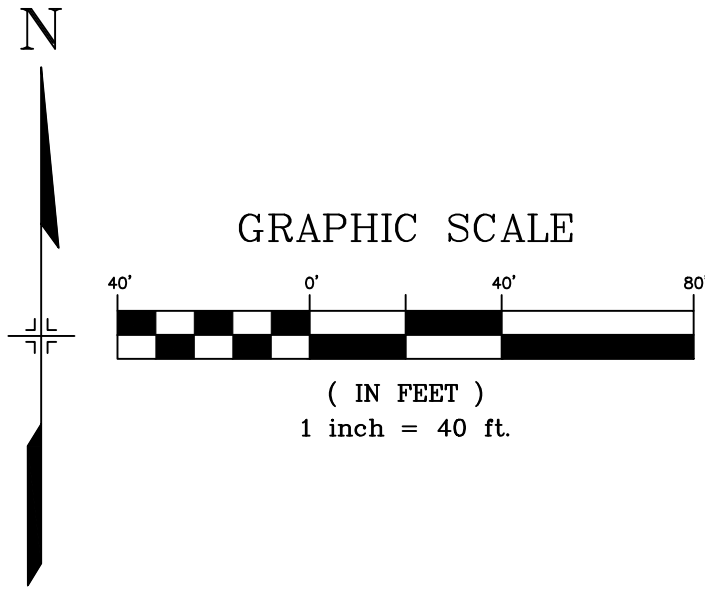
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13

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
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OWNER/DEVELOPER:

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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

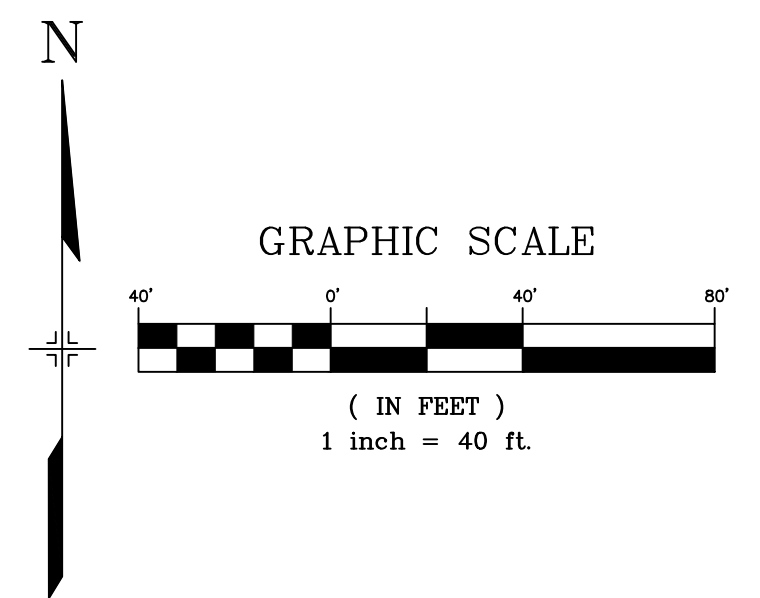
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PRELIMINARY SITE
PLAN

SP08

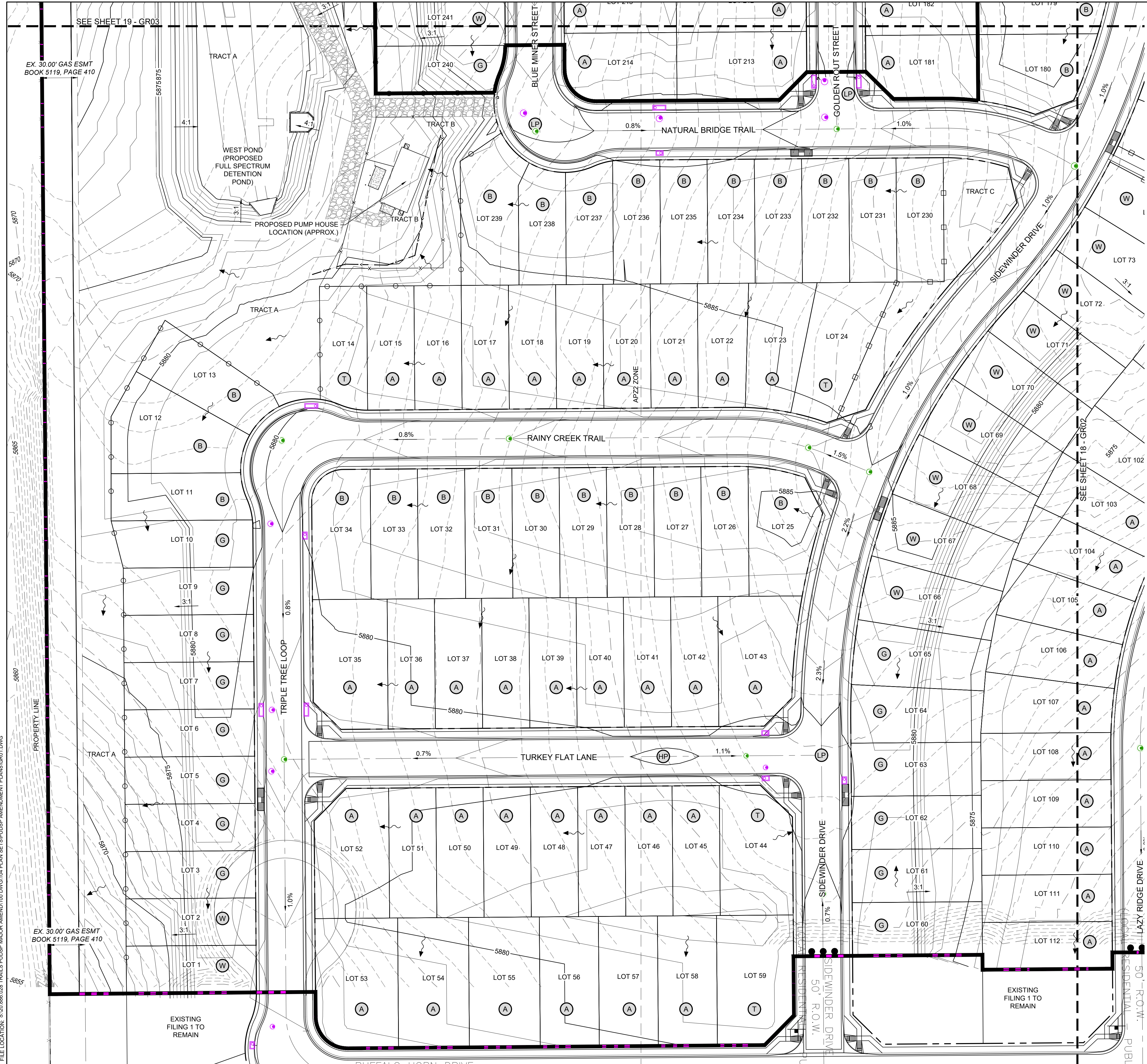
SHEET 15 OF 34

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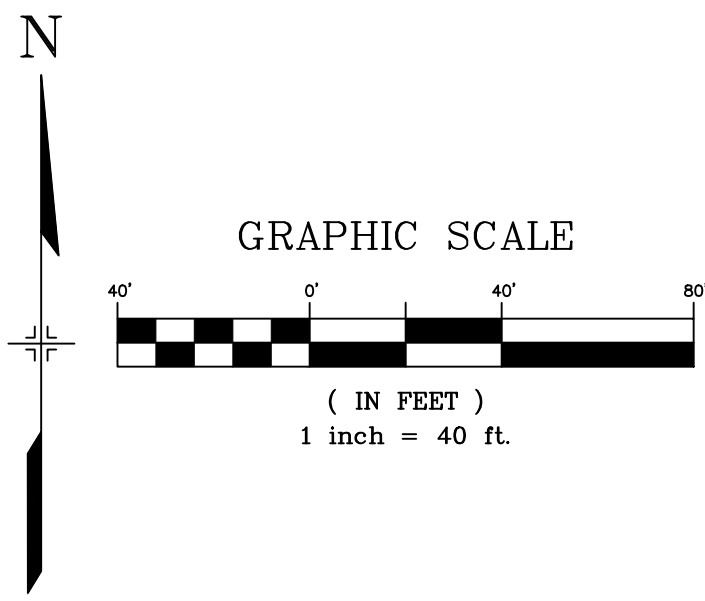
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FILE LOCATION: S:\20.886.028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\PUDSP AMENDMENT PLANS\SP01.DWG



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- OVERLAND FLOW LABEL
- LOW POINT/ HIGH POINT LABEL
- LOT TYPE (SEE SHEET DT04)
- RETAINING WALL (SEE DT04 FOR DETAIL)
- PROPOSED SWALE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PHASE BOUNDARY
- CONCRETE FENCE
- WOODEN POST FENCE
- PROPOSED UTILITY STRUCTURES



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
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	02/05/2021	FIRST CITY SUBMITTAL	

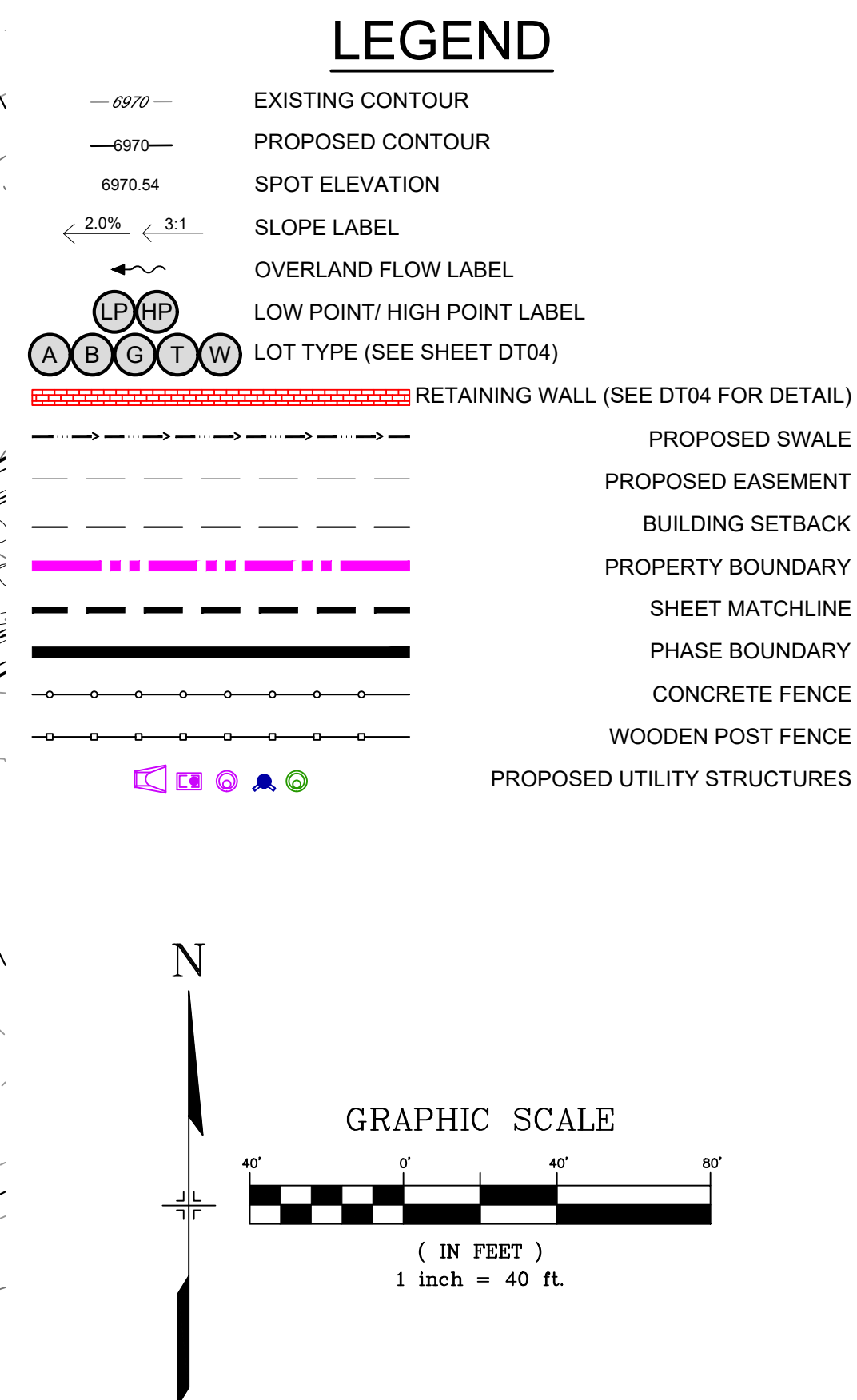
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PROJECT NO: 20.886.028
DRAWN BY: LCB
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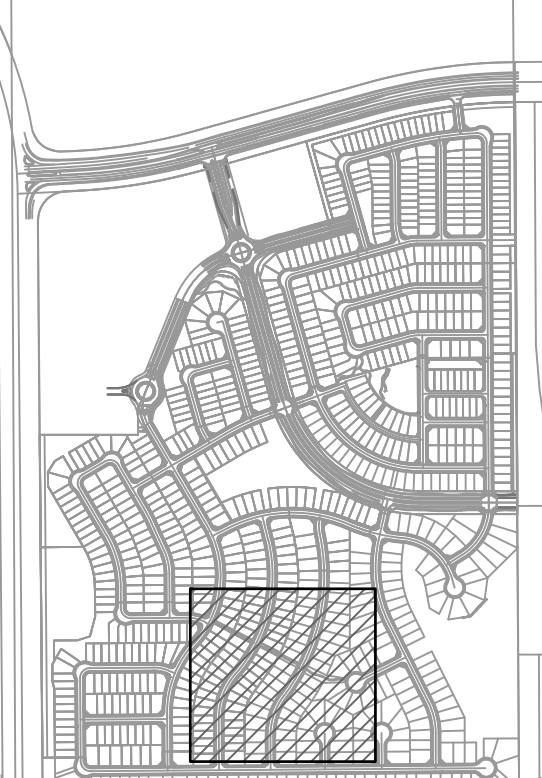
GR01

SHEET 17 OF 34

PCD FILE NO.:



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 GRADING PLAN

GR02

SHEET 18 OF 34

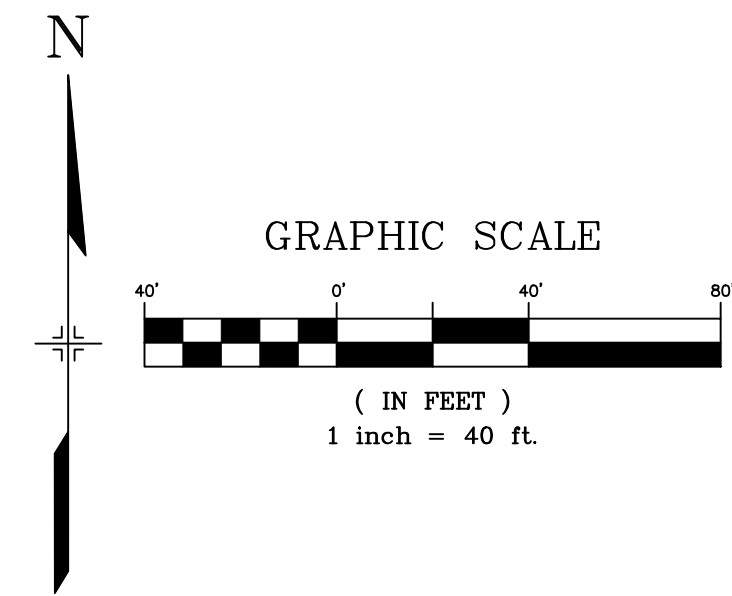
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FILE LOCATION: S:\20.886.028 TRAILS PUDSP MAJOR AMEND\1010 DWG\104 PLAN SET\SPUDSP AMENDMENT PLANS\GR01.DWG



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- OVERLAND FLOW LABEL
- LOW POINT/ HIGH POINT LABEL
- LOT TYPE (SEE SHEET DT04)
- RETAINING WALL (SEE DT04 FOR DETAIL)
- PROPOSED SWALE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PHASE BOUNDARY
- CONCRETE FENCE
- WOODEN POST FENCE
- PROPOSED UTILITY STRUCTURES



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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	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 GRADING PLAN

GR03

SHEET 19 OF 34

PCD FILE NO.:



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:

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

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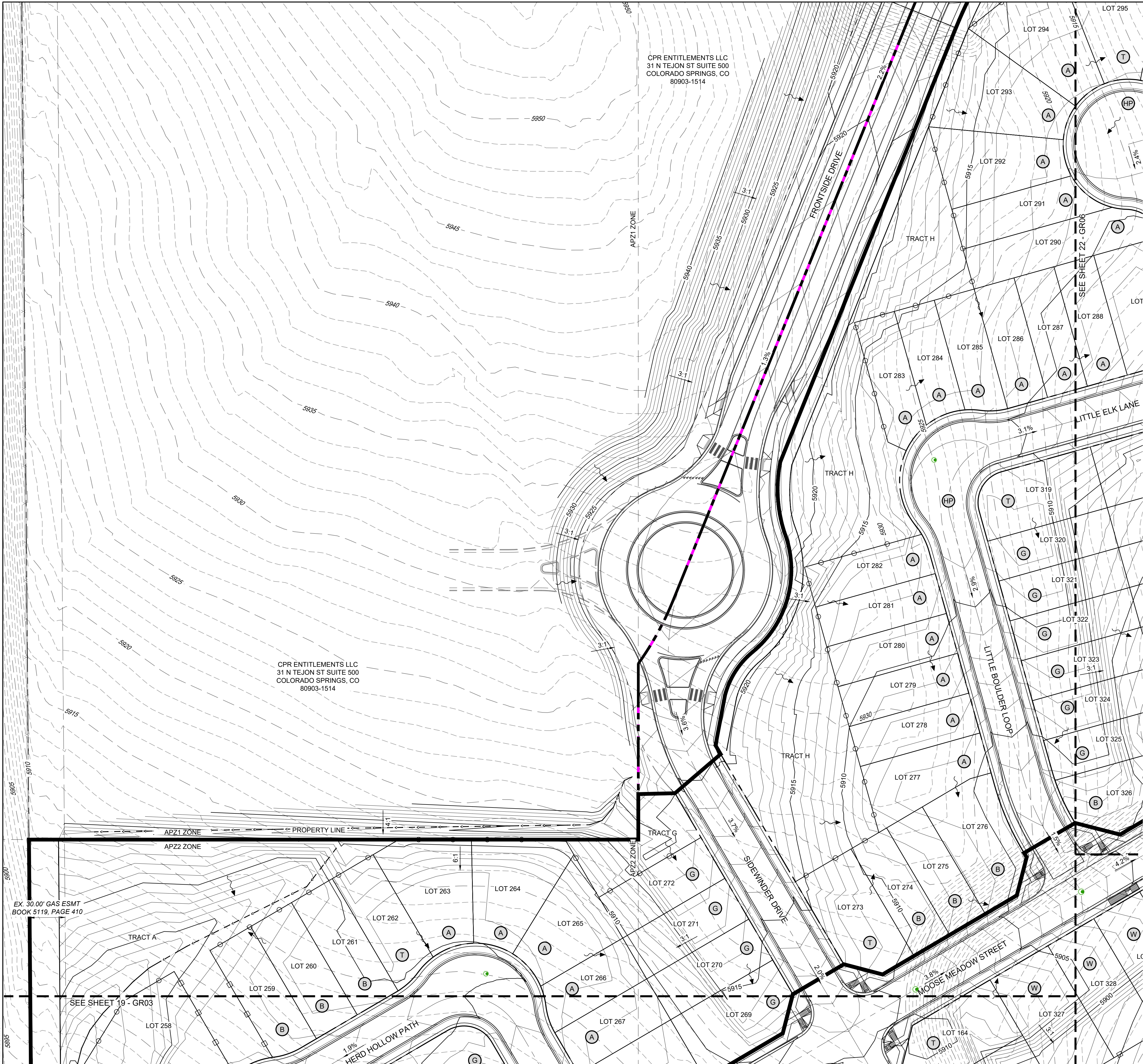
PRELIMINARY GRADING PLAN

GR04

SHEET 20 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SPUDSP AMENDMENT PLANS\GR01.DWG



CPR ENTITLEMENTS LLC
31 N TEJON ST SUITE 500
COLORADO SPRINGS, CO
80903-1514

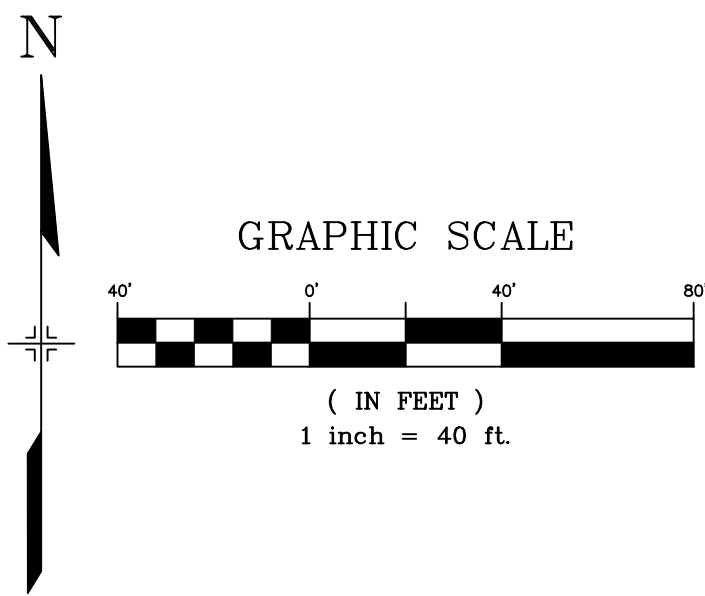
CPR ENTITLEMENTS LLC
31 N TEJON ST SUITE 500
COLORADO SPRINGS, CO
80903-1514

EX. 30.00' GAS ESMT
BOOK 5119, PAGE 410

SEE SHEET 19 - GR03

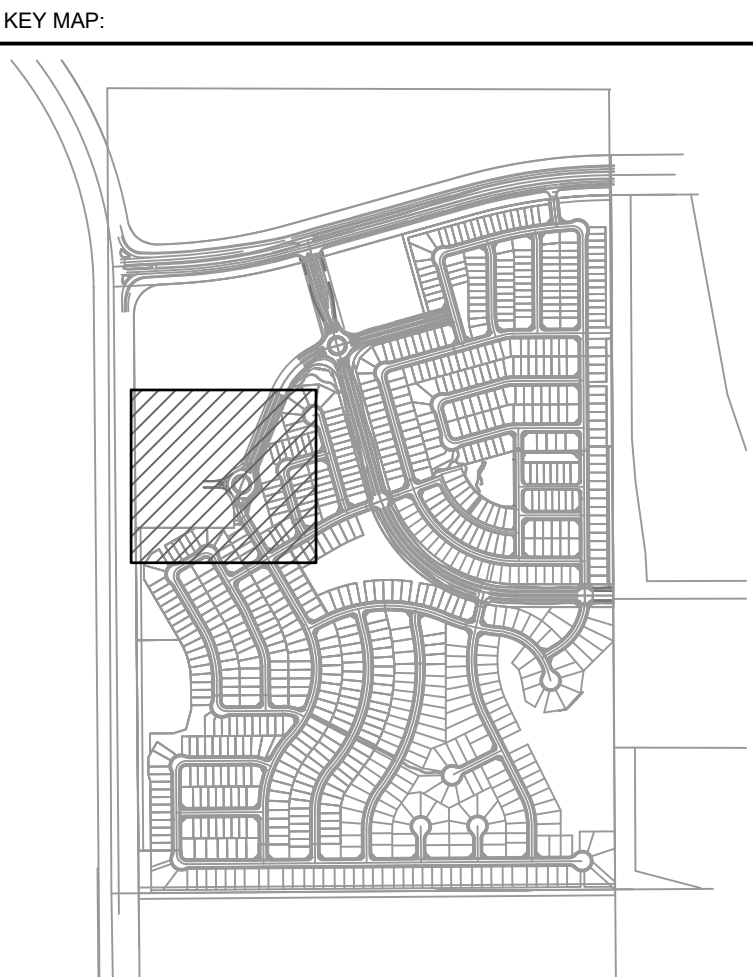
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- OVERLAND FLOW LABEL
- LOW POINT/ HIGH POINT LABEL
- LOT TYPE (SEE SHEET DT04)
- RETAINING WALL (SEE DT04 FOR DETAIL)
- PROPOSED SWALE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PHASE BOUNDARY
- CONCRETE FENCE
- WOODEN POST FENCE
- PROPOSED UTILITY STRUCTURES



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
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



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

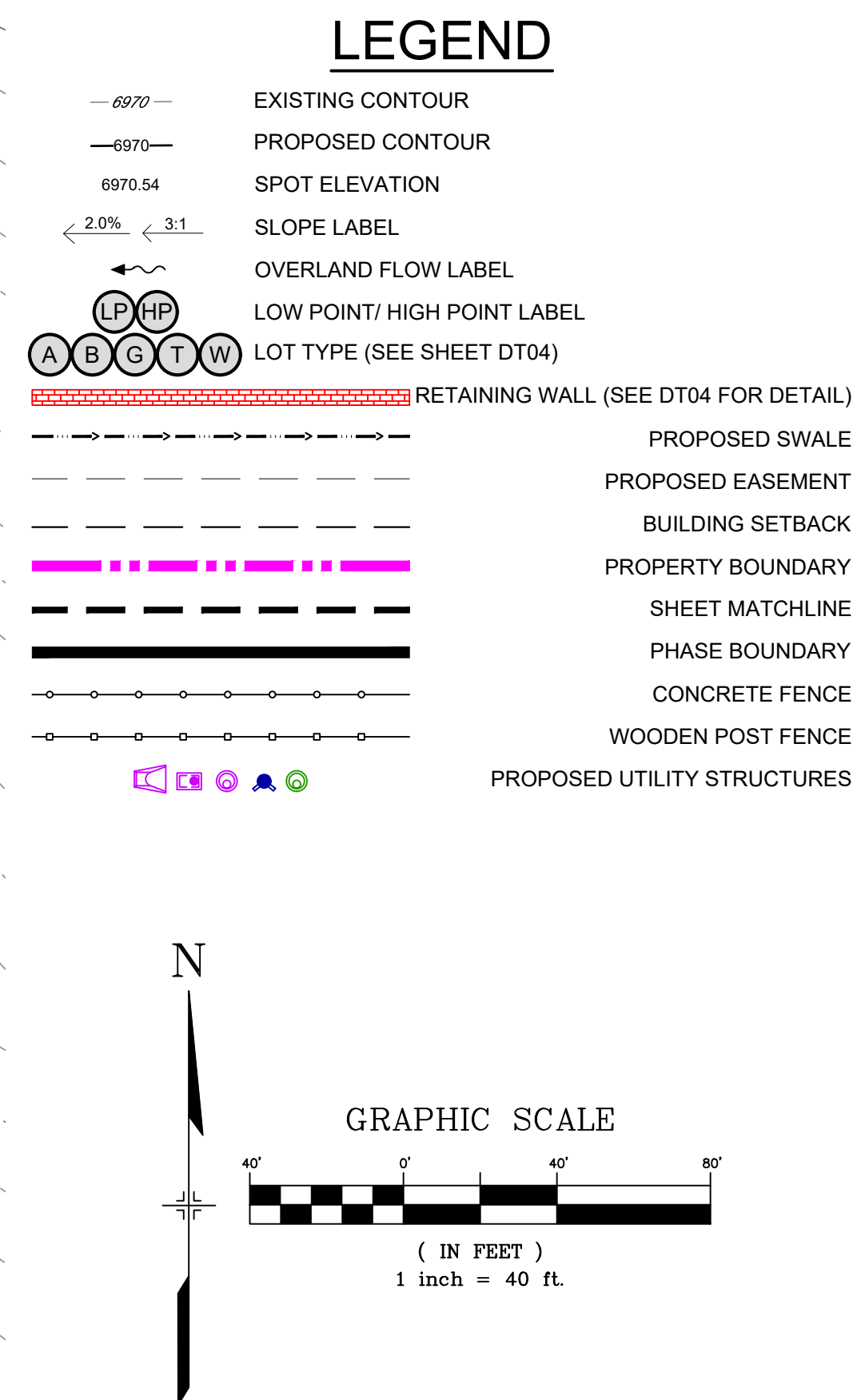
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**PRELIMINARY
GRADING PLAN**

GR05

SHEET 21 OF 34

PCD FILE NO.:



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

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: LCH

CHECKED BY: NM

APPROVED BY: NM

SHEET TITLE:

PRELIMINARY GRADING PLAN

GR07

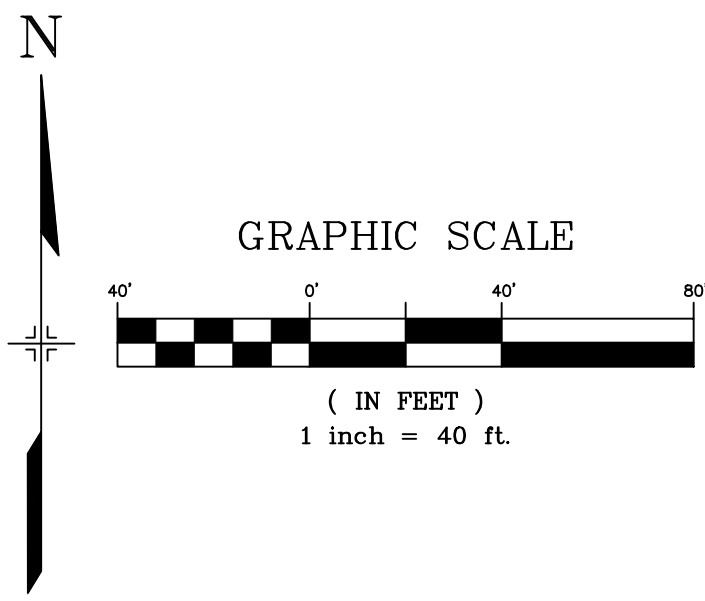
SHEET 23 OF 34

PCD FILE NO.:



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- OVERLAND FLOW LABEL
- LOW POINT/ HIGH POINT LABEL
- LOT TYPE (SEE SHEET DT04)
- RETAINING WALL (SEE DT04 FOR DETAIL)
- PROPOSED SWALE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PHASE BOUNDARY
- CONCRETE FENCE
- WOODEN POST FENCE
- PROPOSED UTILITY STRUCTURES



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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	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 GRADING PLAN

GR08

SHEET 24 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20.886.028 TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT\100 DWG\104 PLAN SET\SP\UDSP AMENDMENT PLANS\GR01.DWG



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

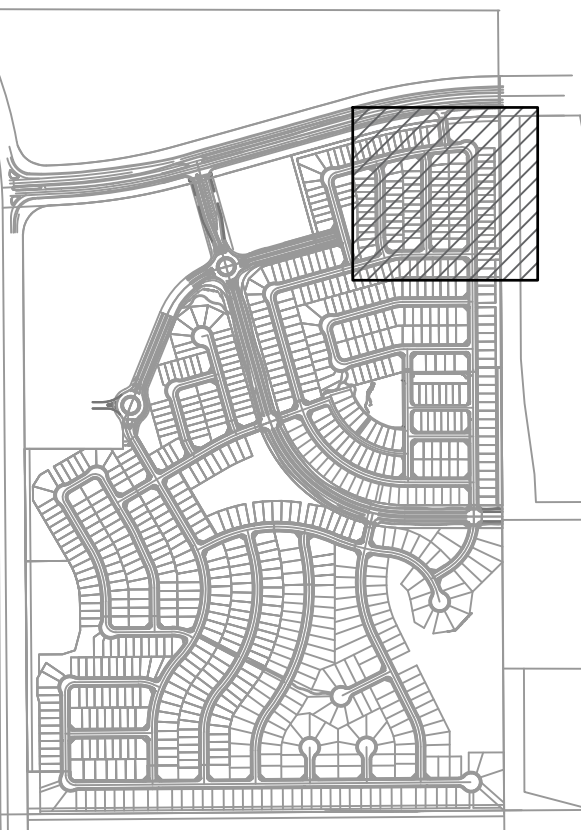


2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

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

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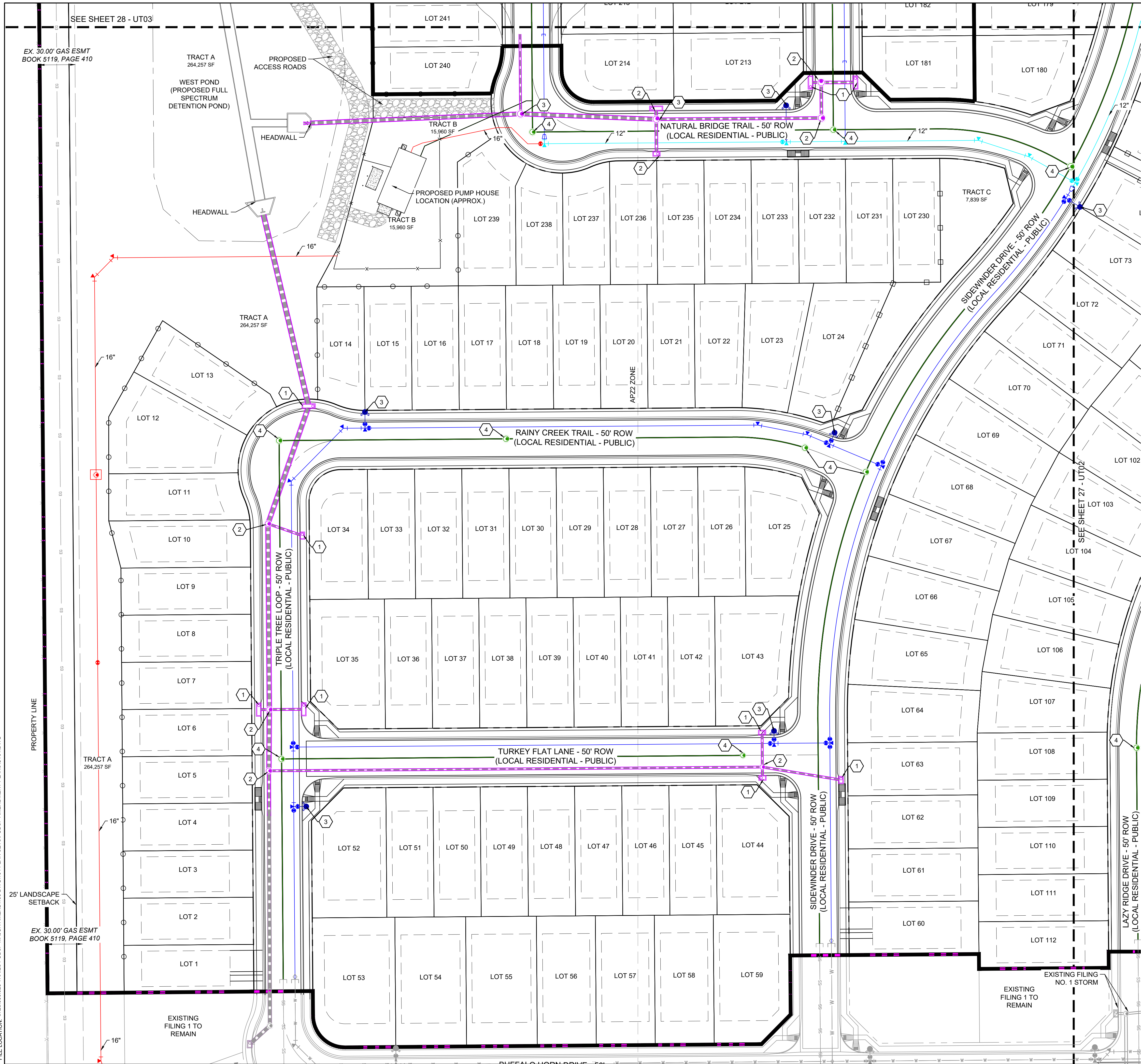
PRELIMINARY GRADING PLAN

GR09

SHEET 25 OF 34

PCD FILE NO.:

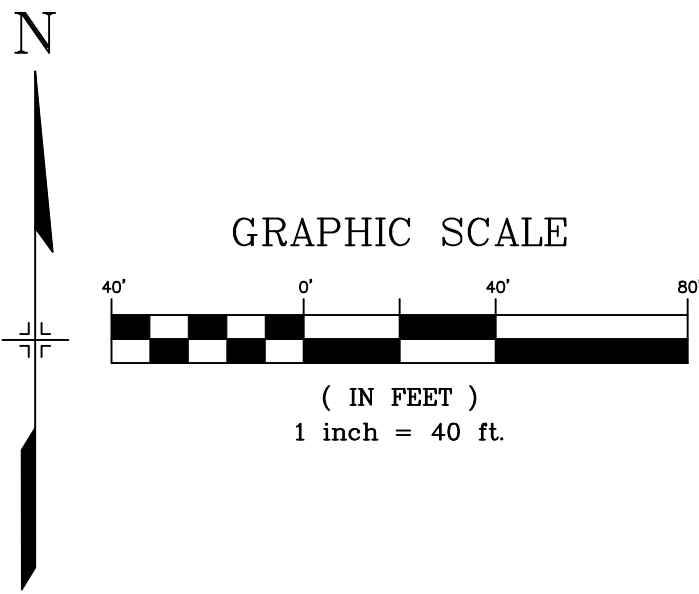
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LEGEND

- EXISTING STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLETS
- PROP. STORM MANHOLE
- EXISTING WATER MAIN
- PROP. PUBLIC PVC WATER MAIN
- PROP. FIRE HYDRANT
- EXISTING SANITARY SEWER MAIN
- PROP. PUBLIC PVC SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. EASEMENT
- BUILDING SETBACK
- VINYL FENCE (SEE DT03 FOR DETAIL)
- CONCRETE FENCE (SEE DT03 FOR DETAIL)
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PHASE BOUNDARY

- NOTES:
- UNLESS OTHERWISE STATED, ALL SANITARY MAINS ARE PROPOSED AS PUBLIC.
 - ALL STORM LINES SHOWN ARE HEREON PUBLIC UNLESS OTHERWISE NOTED.
 - ALL STORM LINES SHALL BE HDPE OR CLASS III RCP.
 - ALL WATERLINES 8" UNLESS OTHERWISE NOTED



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

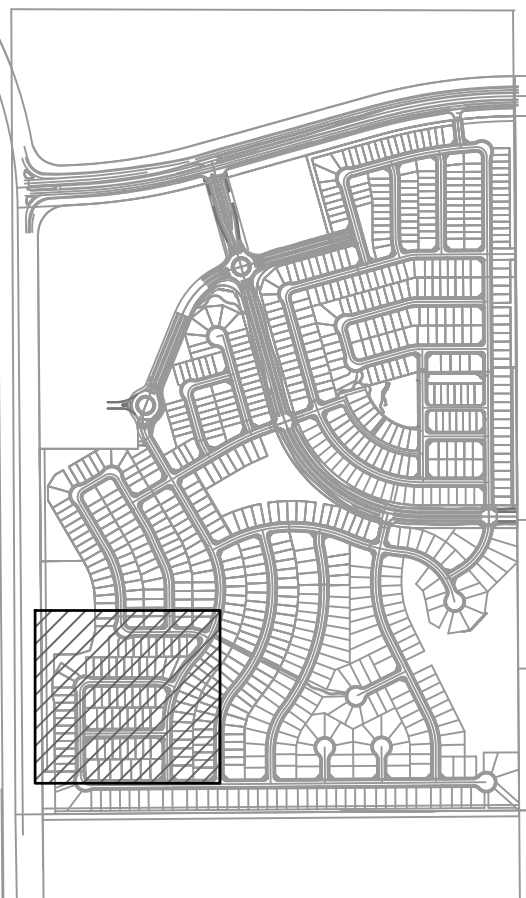


2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

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

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PROJECT NO: 20.886.028

DRAWN BY: LCB

CHECKED BY: NMS

APPROVED BY: NMS

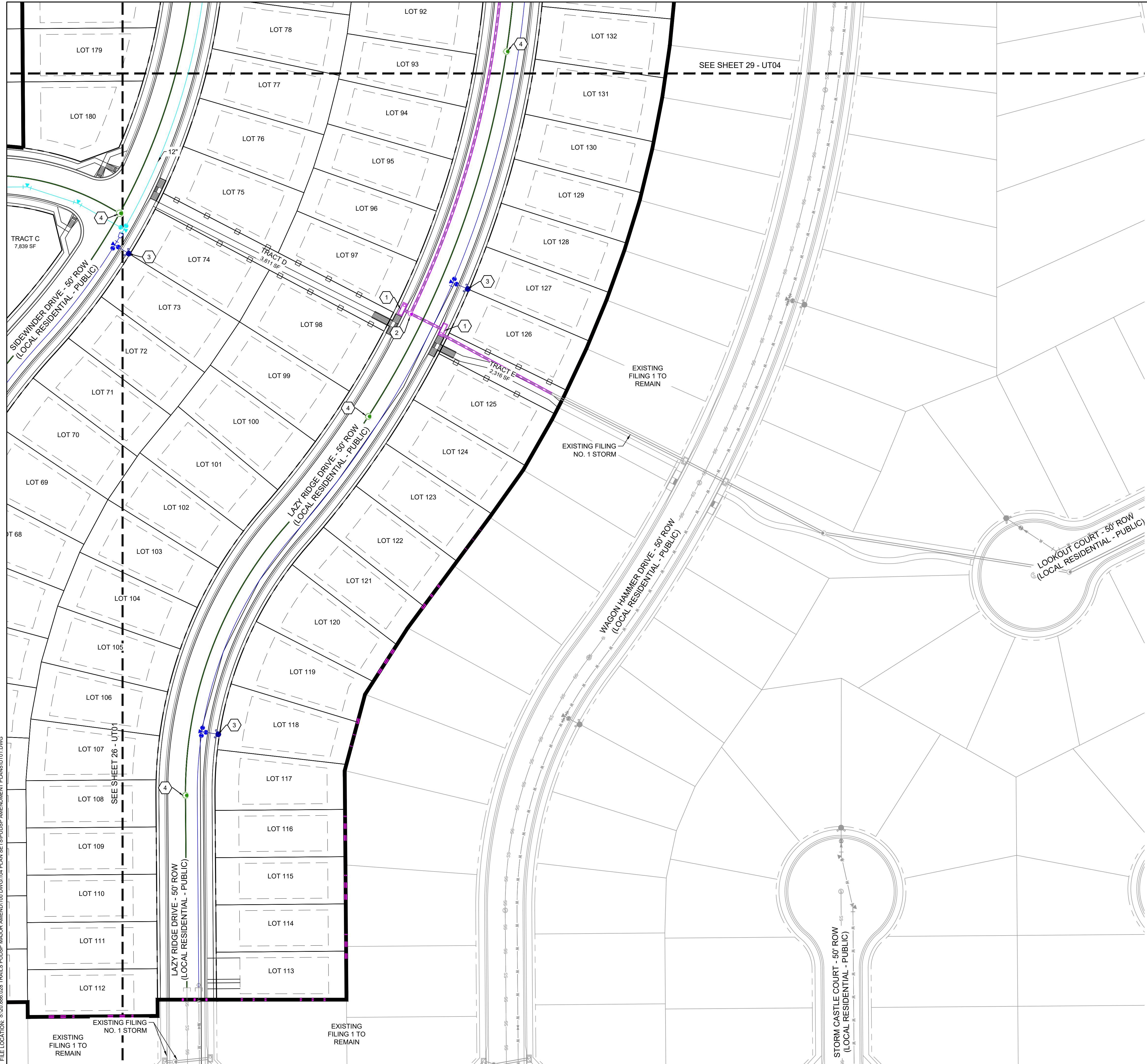
SHEET TITLE:

PRELIMINARY
UTILITY PLAN

UT01

SHEET 26 OF 34

PCD FILE NO.:



LEGEND

- EXISTING STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLETS
- PROP. STORM MANHOLE
- EXISTING WATER MAIN
- PROP. PUBLIC PVC WATER MAIN
- PROP. FIRE HYDRANT
- EXISTING SANITARY SEWER MAIN
- PROP. PUBLIC PVC SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. EASEMENT
- BUILDING SETBACK
- VINYL FENCE (SEE DT03 FOR DETAIL)
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3. ALL STORM LINES SHALL BE HDPE OR CLASS III RCP.
4. ALL WATERLINES 8" UNLESS OTHERWISE NOTED

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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PHONE: (719) 575-0100
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OWNER/DEVELOPER:

COLA, LLC
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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
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DRAWING INFORMATION:

PROJECT NO: 20.886.028

DRAWN BY: LCB

CHECKED BY: NMS

APPROVED BY: NMS

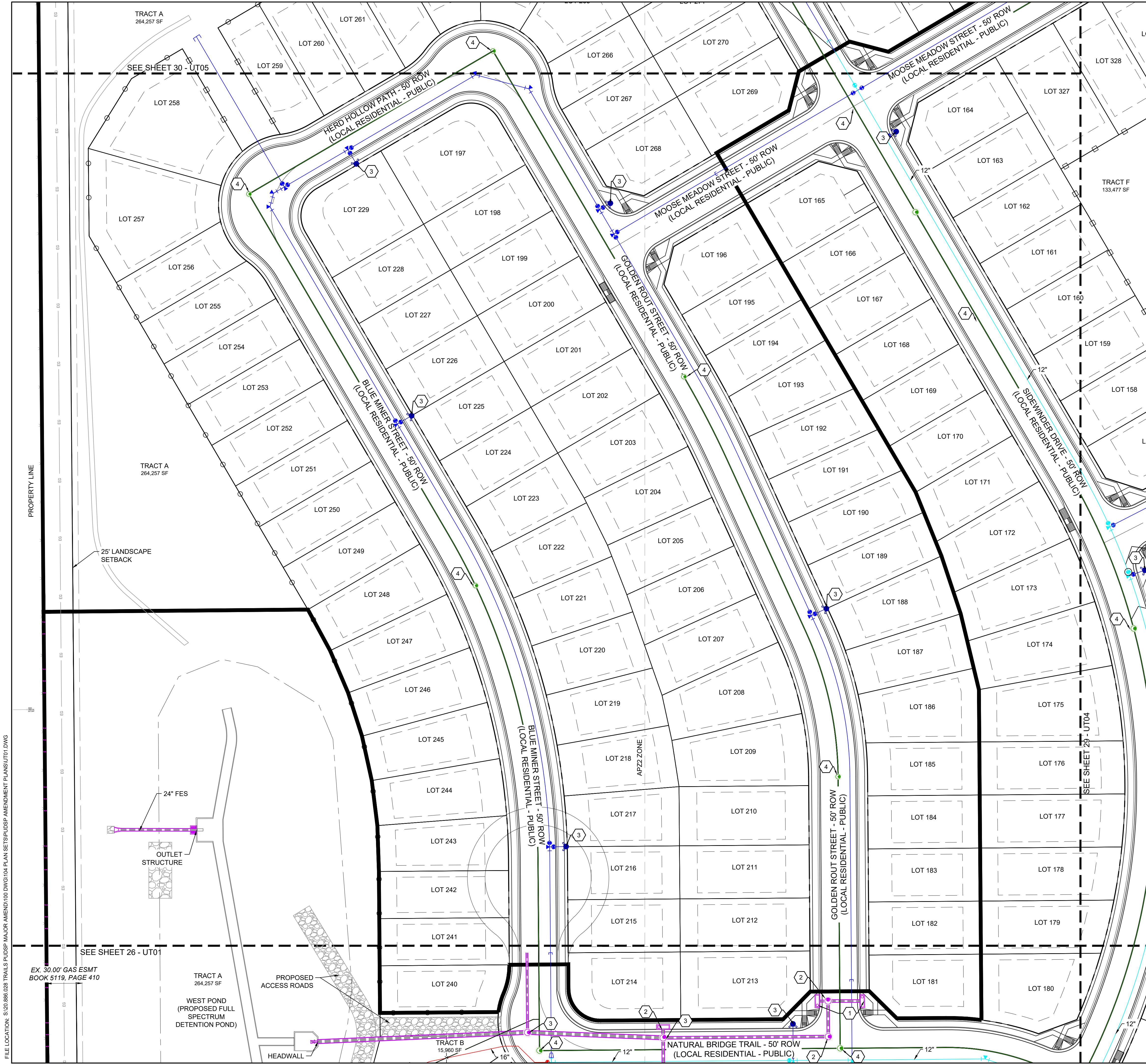
SHEET TITLE:

PRELIMINARY
UTILITY PLAN

UT02

SHEET 27 OF 34

PCD FILE NO.:



LEGEND

1

2

3

4

EXISTING STORM SEWER

PROP. STORM SEWER

PROP. STORM INLETS

PROP. STORM MANHOLE

EXISTING WATER MAIN

PROP. PUBLIC PVC WATER MAIN

PROP. FIRE HYDRANT

EXISTING SANITARY SEWER MAIN

PROP. PUBLIC PVC SANITARY SEWER MAIN

PROP. SANITARY SEWER MANHOLE

PROP. EASEMENT

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VINYL FENCE (SEE DT03 FOR DETAIL)

CONCRETE FENCE (SEE DT03 FOR DETAIL)

PROPERTY BOUNDARY

SHEET MATCHLINE

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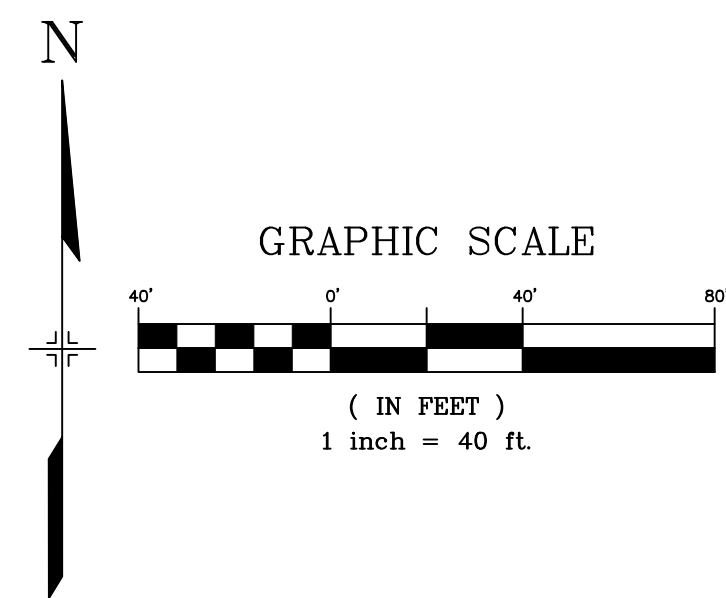
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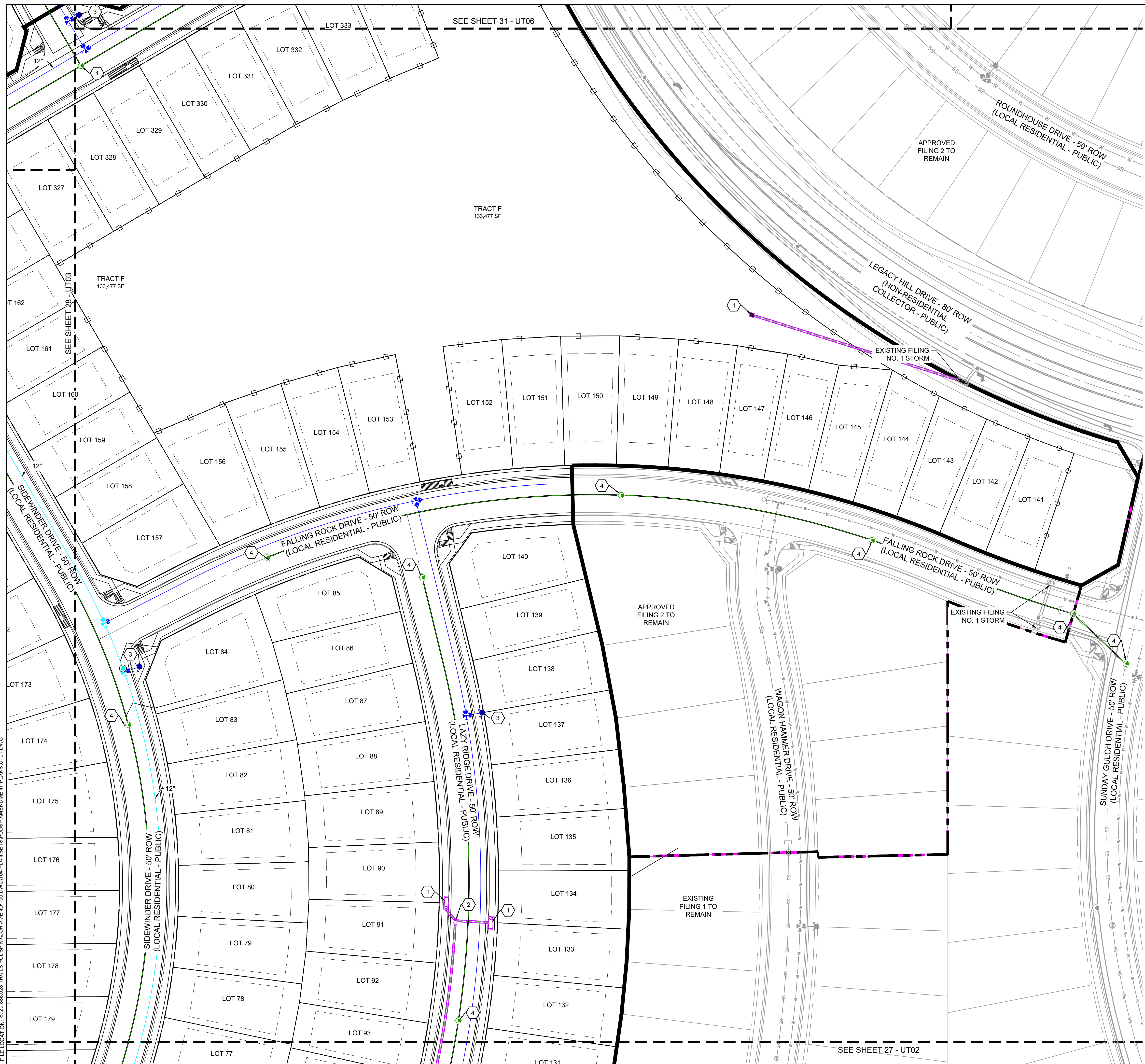
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SHEET 28 OF 34

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FILE LOCATION: S:\20.886.028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SPUDSP AMENDMENT PLANS\UT04.DWG



LEGEND

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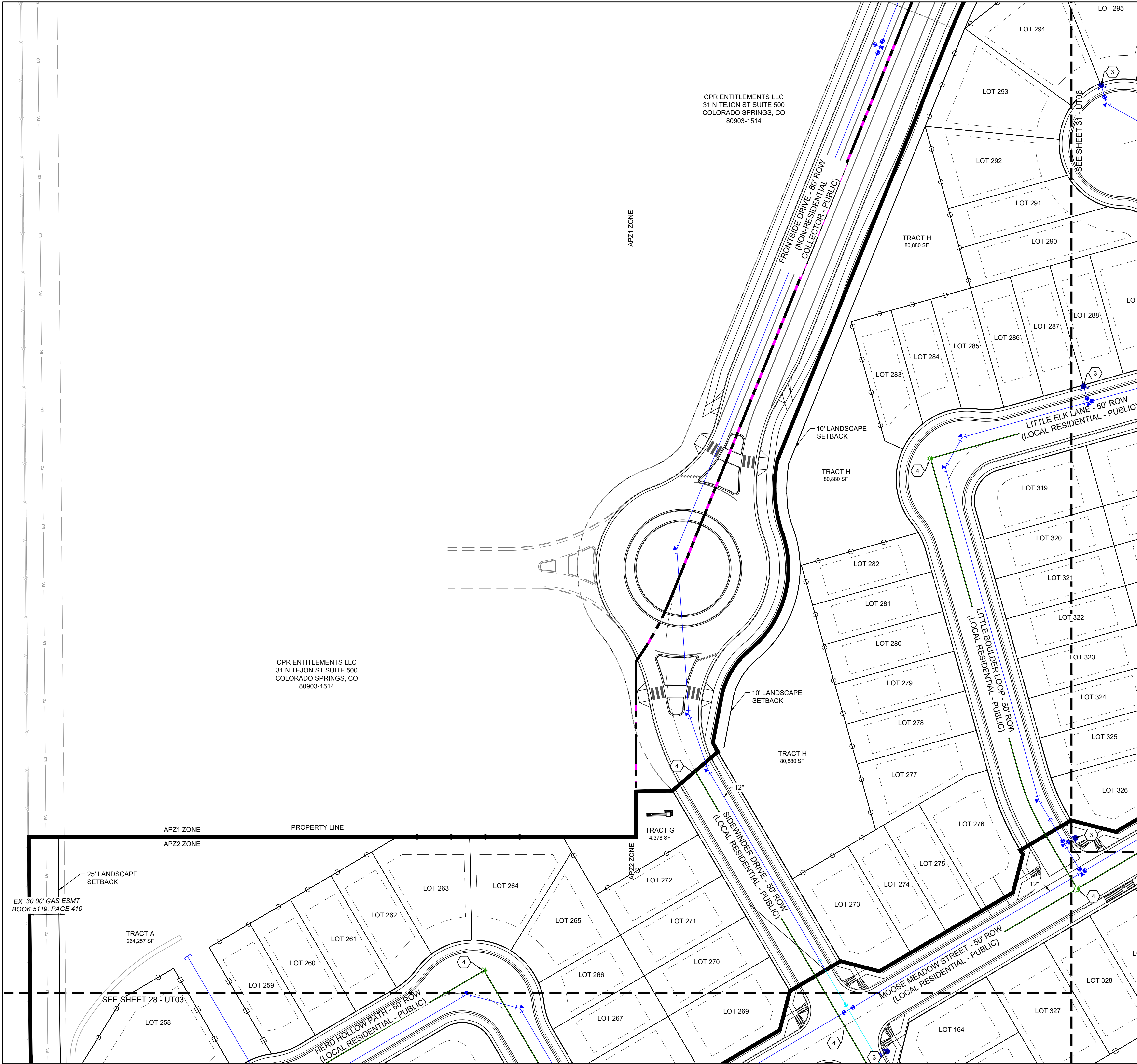
**PRELIMINARY
UTILITY PLAN**

UT04

SHEET 29 OF 34

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CPR ENTITLEMENTS LLC
31 N TEJON ST SUITE 500
COLORADO SPRINGS, CO
80903-1514

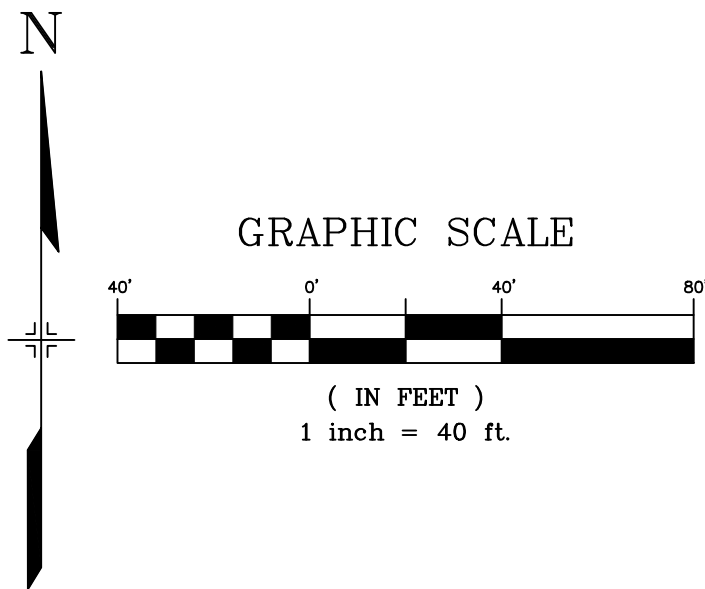
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80903-1514

EX. 30.00' GAS ESMT
BOOK 5119, PAGE 410

LEGEND

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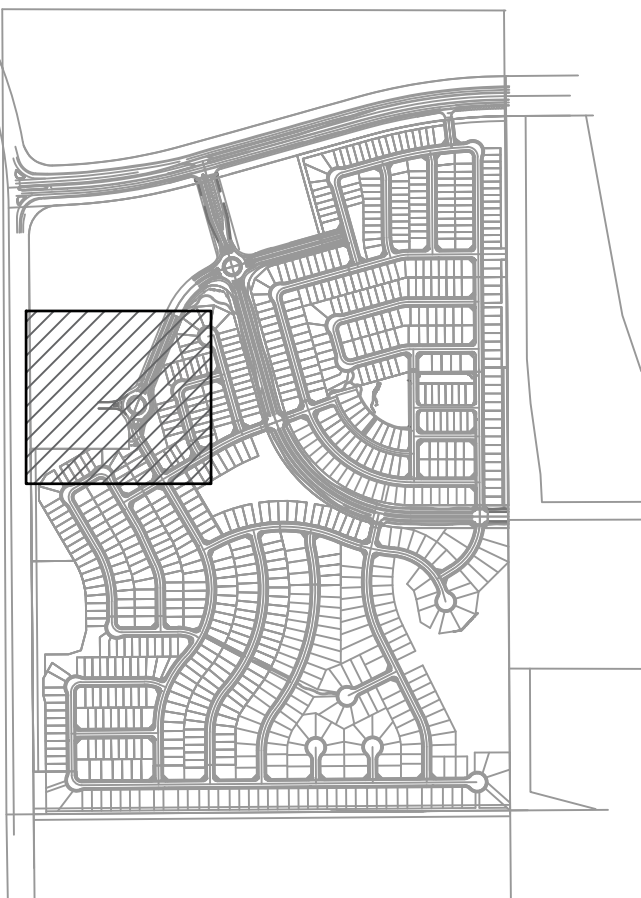


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KEY MAP:



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TRAILS AT ASPEN RIDGE PUD/SP
AMENDMENT

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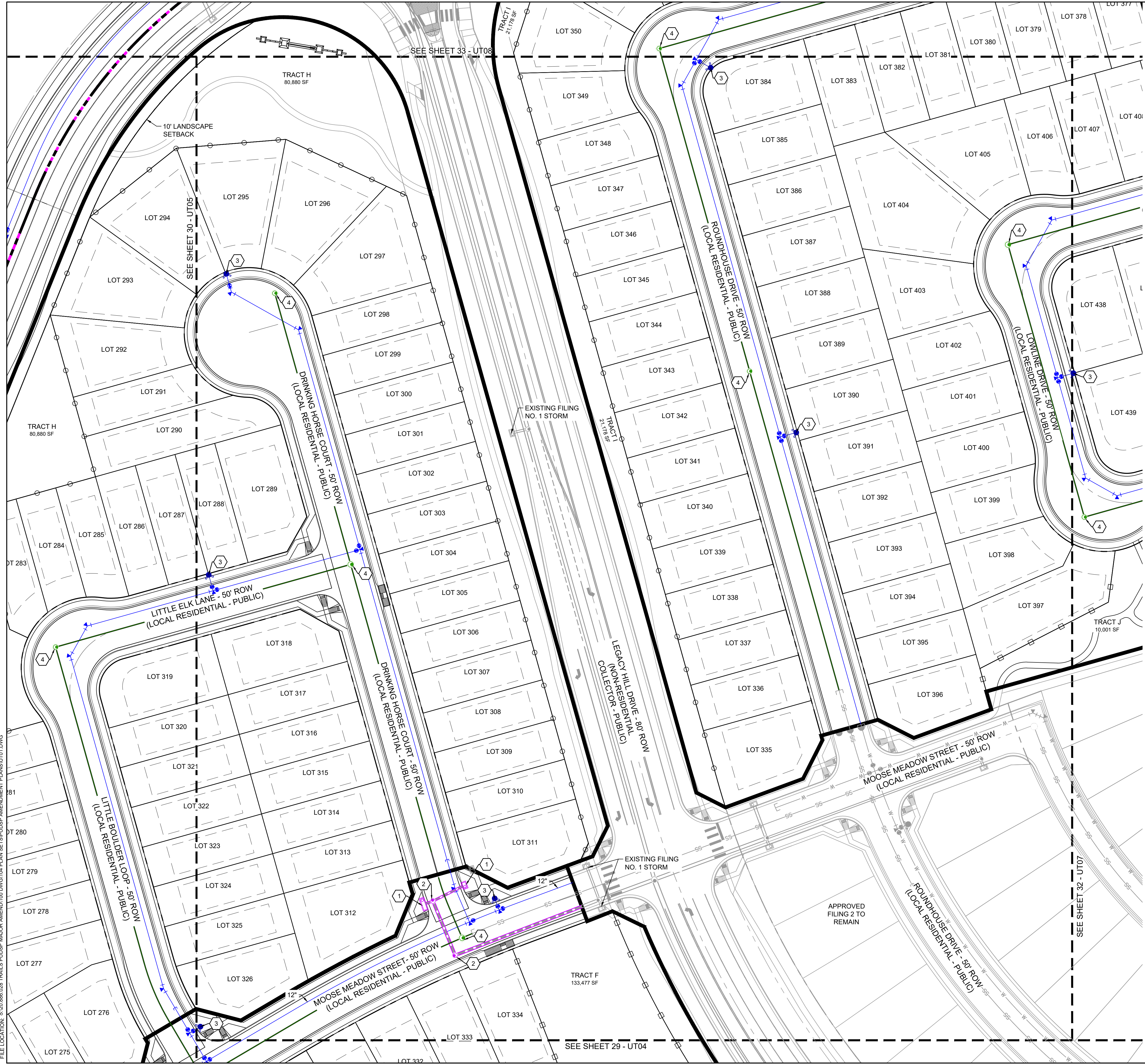
PRELIMINARY
UTILITY PLAN

UT05

SHEET 30 OF 34

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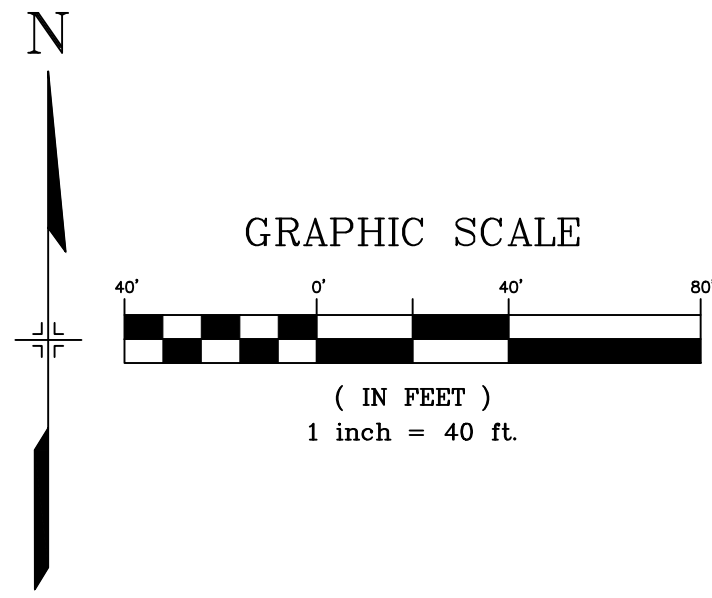
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LEGEND

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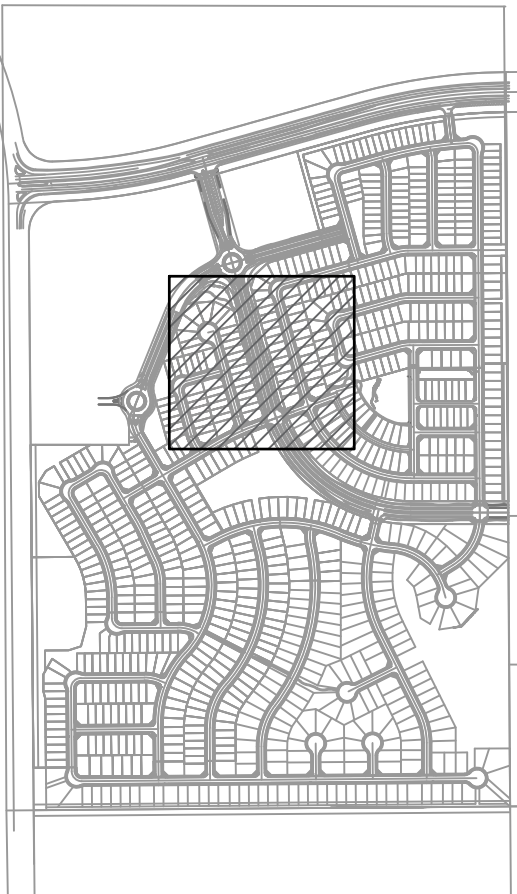


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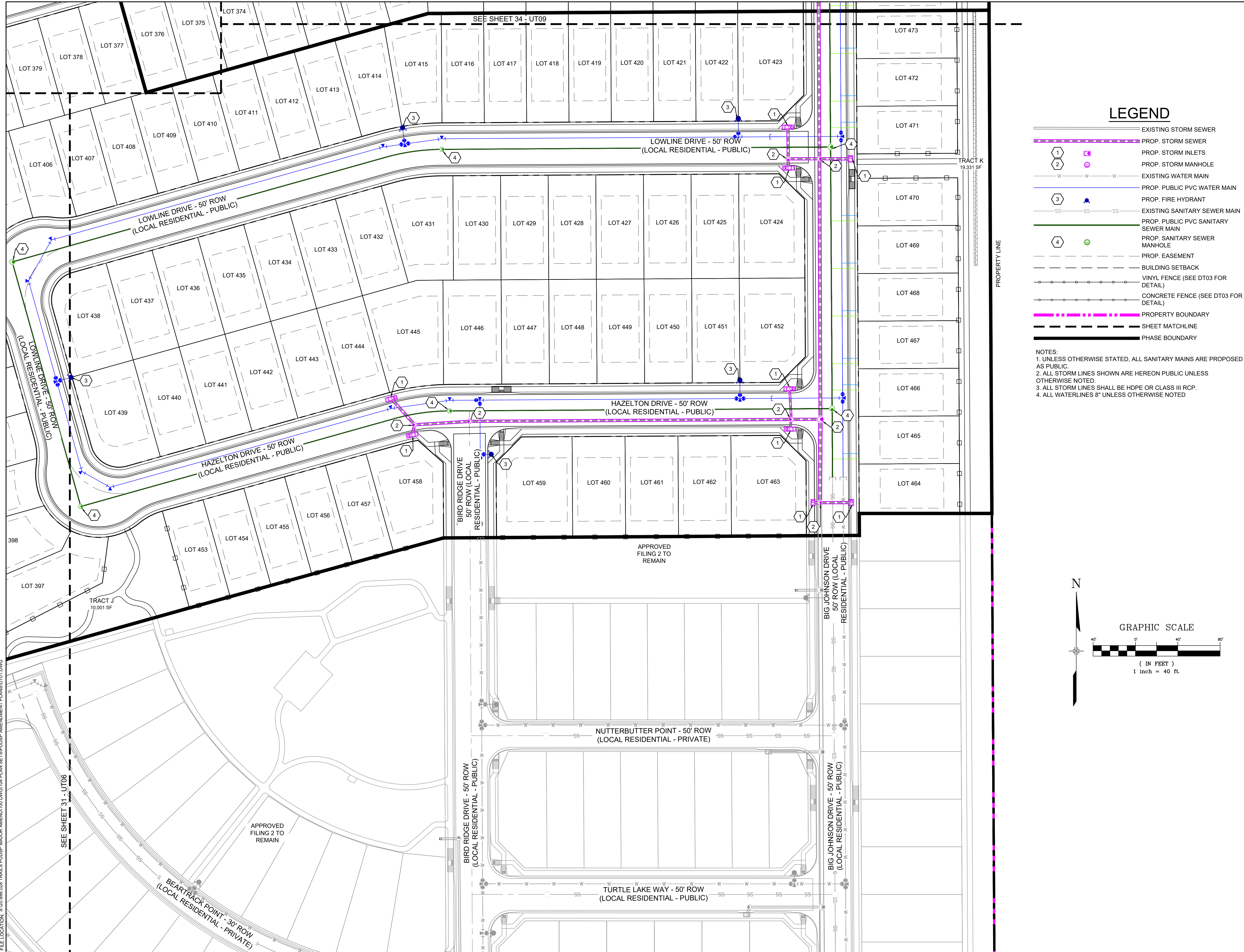
PRELIMINARY
UTILITY PLAN

UT06

SHEET 31 OF 34

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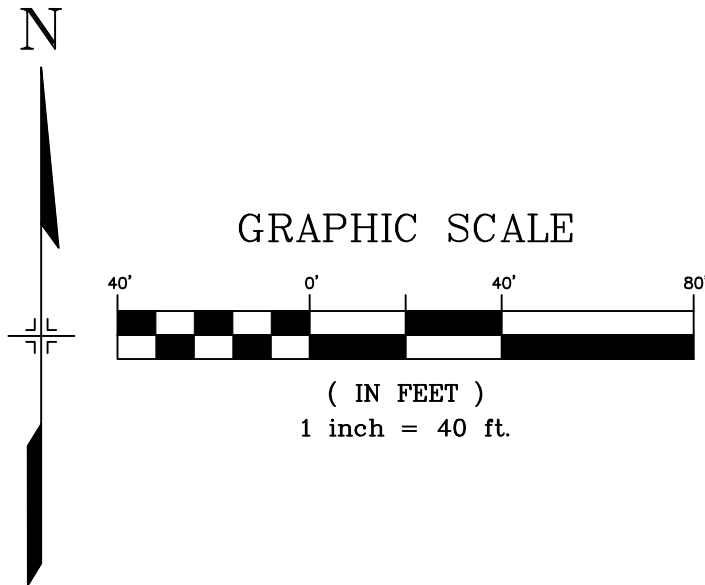
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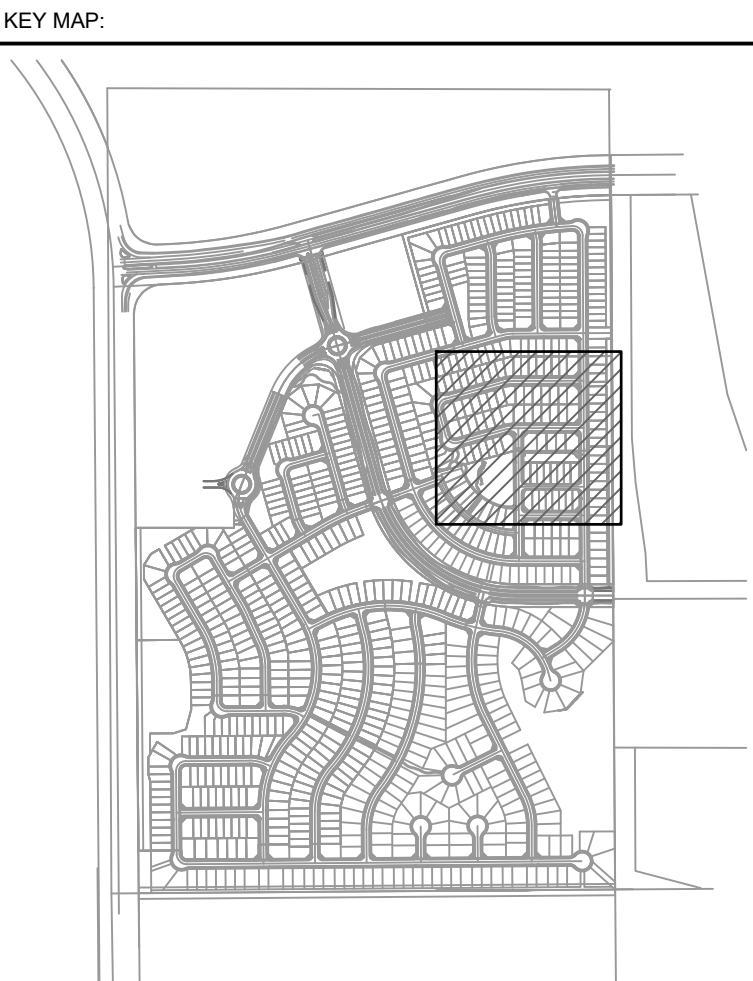
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TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

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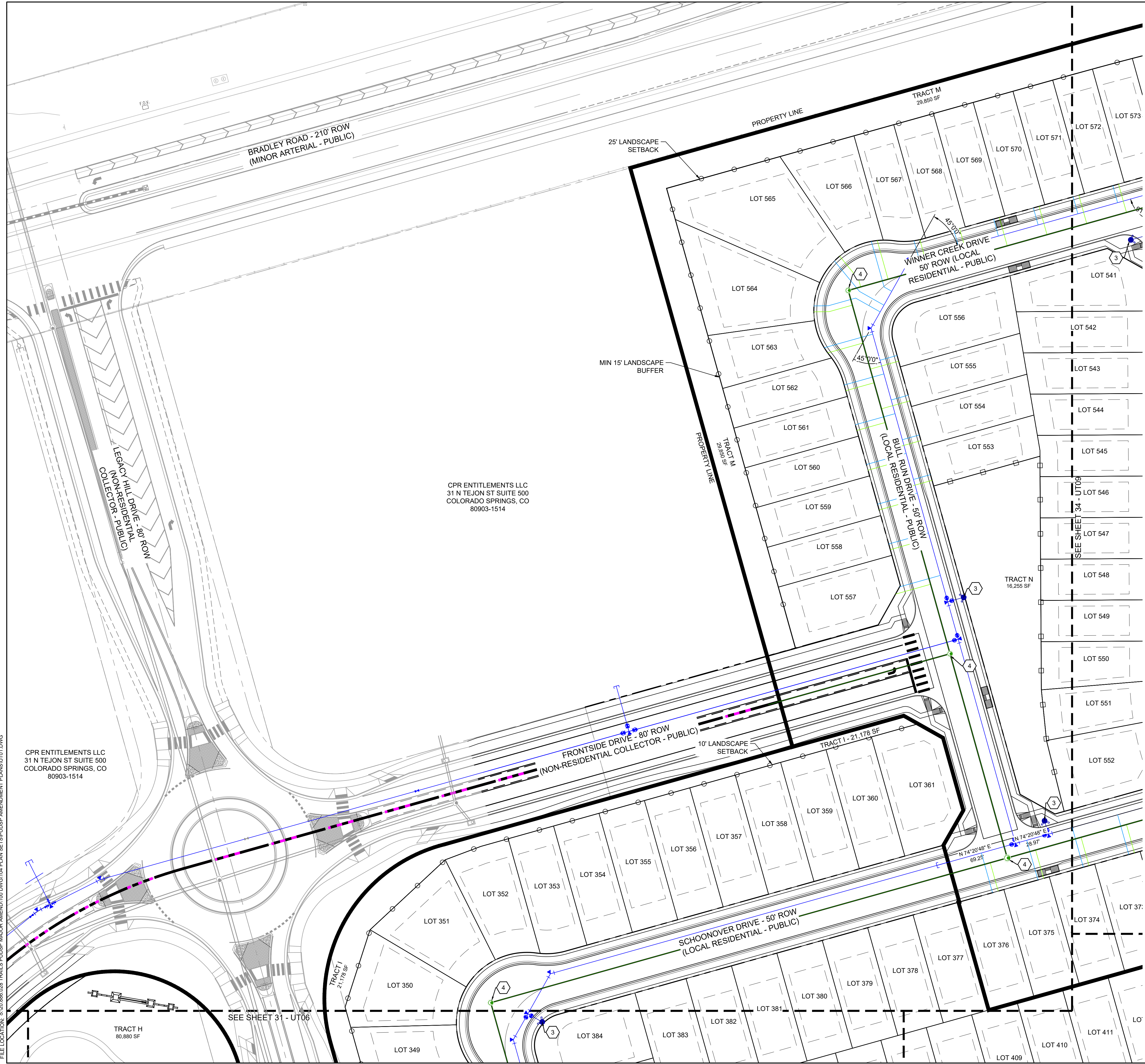
**PRELIMINARY
UTILITY PLAN**

UT07

SHEET 32 OF 34

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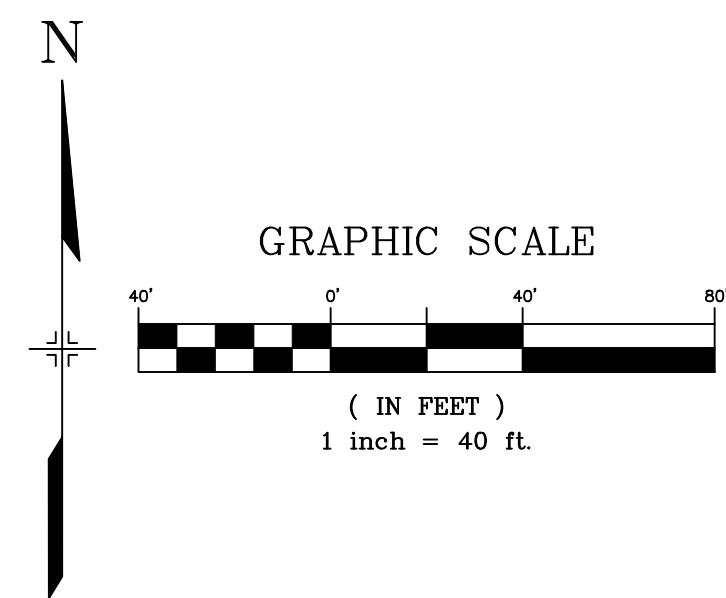
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LEGEND

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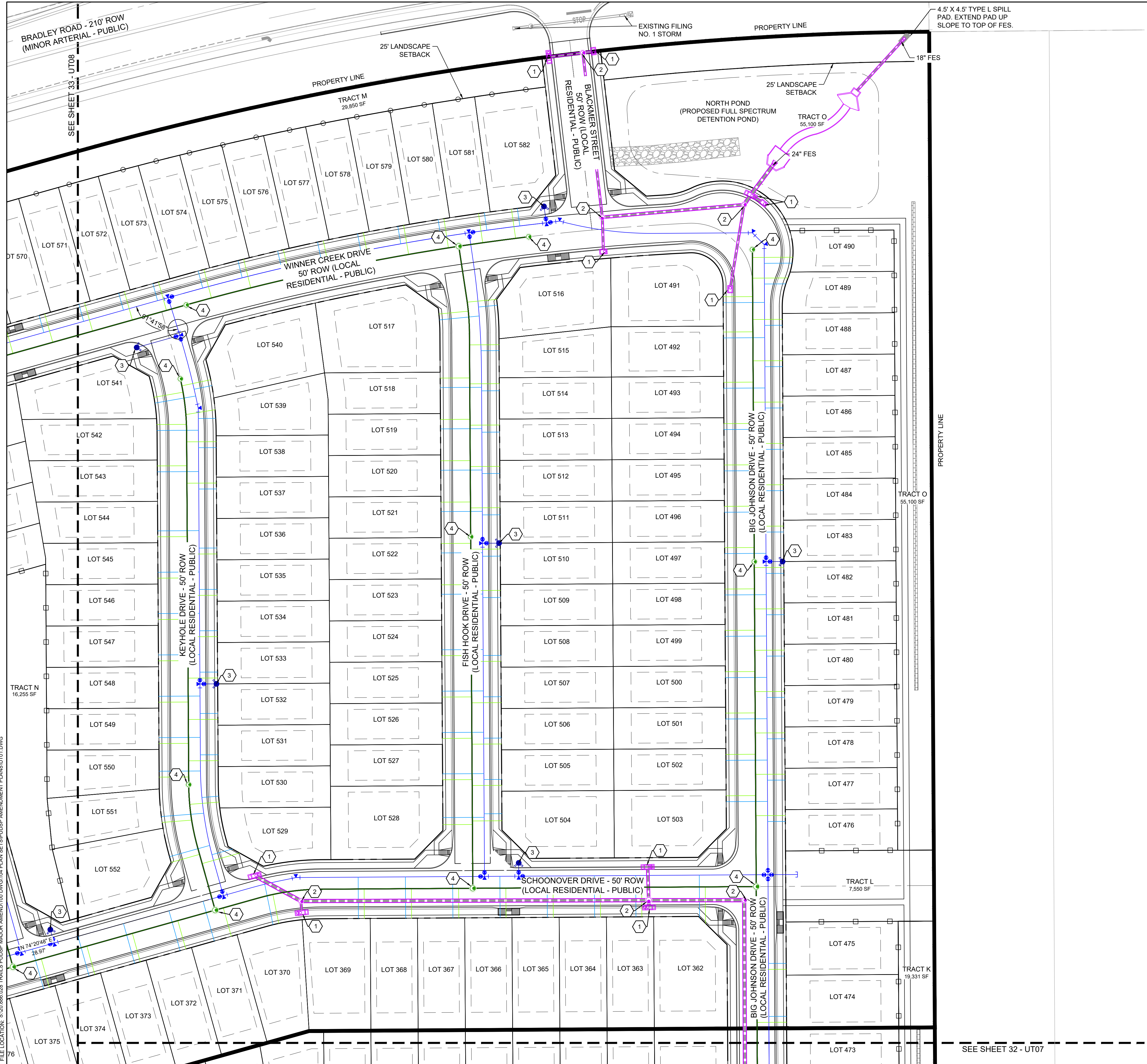
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UT08

SHEET 33 OF 34

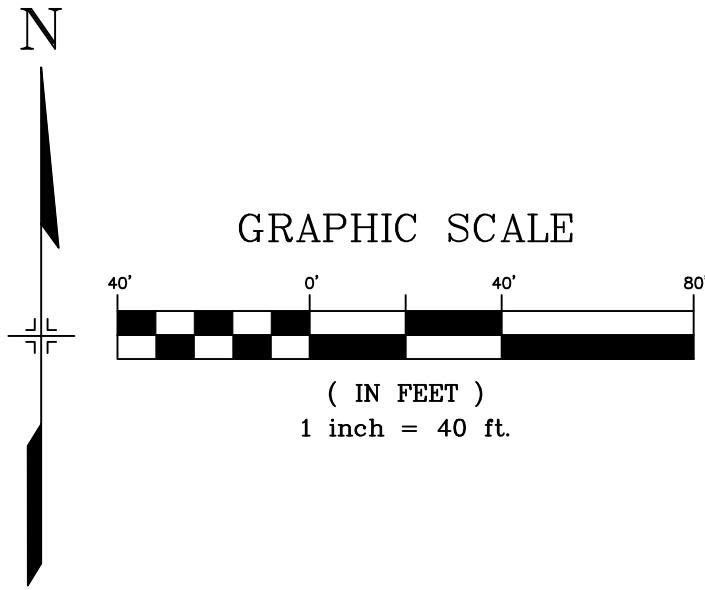
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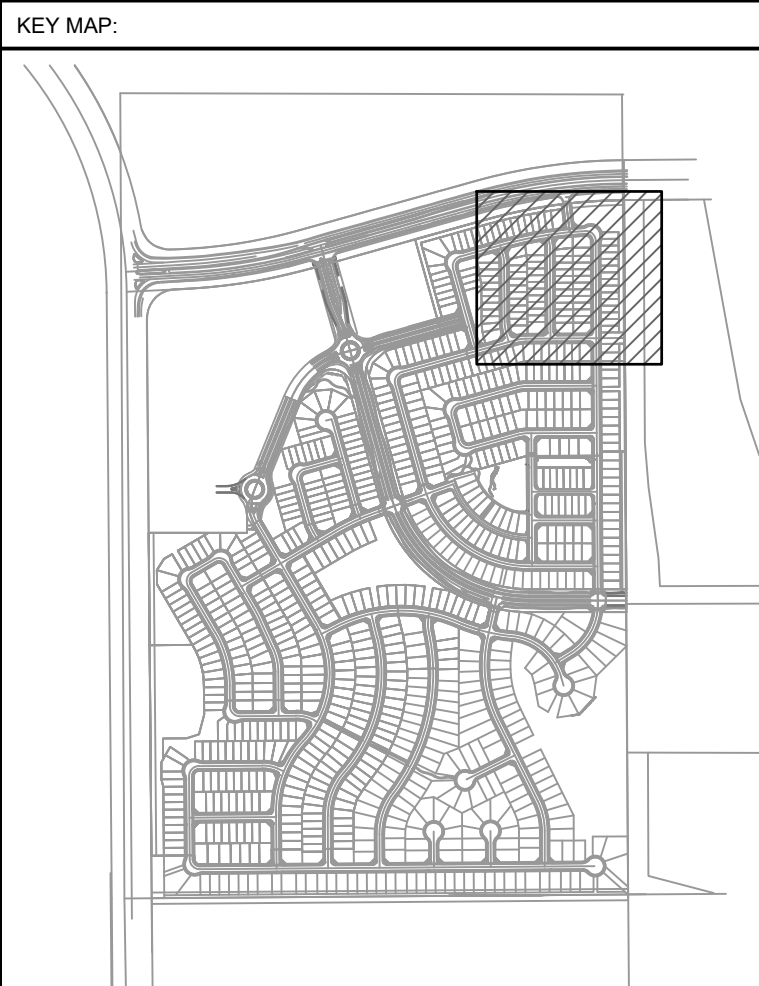
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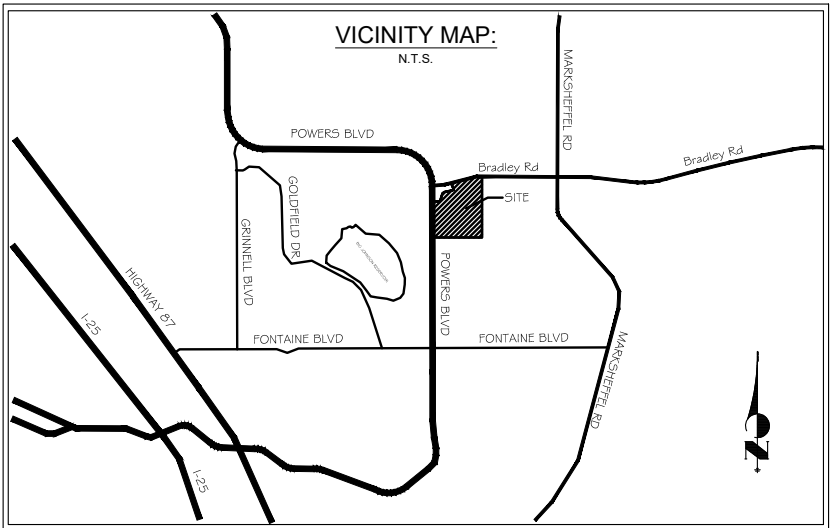
UT09

SHEET 34 OF 34

PCD FILE NO.:

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 SHORTER 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.

SODDING & SEEDING:

1.

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

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

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

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

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

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

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

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

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

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

10.1.

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

10.2.

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

10.2.1.

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

10.2.2.

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

11.

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

12.

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

13.

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

14.

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

15.

APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE 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 RESEEDD DURING THE SAME SEASON.
- LANDSCAPE SETBACKS:
- | STREET NAME OR ZONE BOUNDARY: | LEGACY DR. WEST | LEGACY DRIVE EAST | FRONTSIDE DR. | POWERS BLVD. | BRADLEY RD. |
|---|-----------------|-------------------|---------------|--------------|----------------------|
| ZONE DISTRICT BOUNDARY: | NO | NO | NO | NO | NO |
| STREET CLASSIFICATION: | NON-ARTERIAL | NON-ARTERIAL | NON-ARTERIAL | FREEWAY | RURAL MINOR ARTERIAL |
| SETBACK DEPTH REQUIRED/PROVIDED: | 10' / 20' | 10' / 20' | 10' / 10' | 25' / 25' | 20' / 25' |
| LINEAR FOOTAGE: | 2183' | 2048' | 1716' | 1692' | 1069' |
| TREE/FEET REQUIRED: | 1/ 30 LF | 1/ 30 LF | 1/ 30 LF | 1/ 20 LF | 1/ 25 LF |
| NUMBER OF TREES REQUIRED/PROVIDED: | 73 / 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:
- 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 |
|-----|------|-------------|----|
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- DRAWING INFORMATION:
- PROJECT NO:
- DRAWN BY:
- CHECKED BY:
- APPROVED BY:
- SHEET TITLE:
- PCD FILE NO.:
- FILE LOCATION:

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

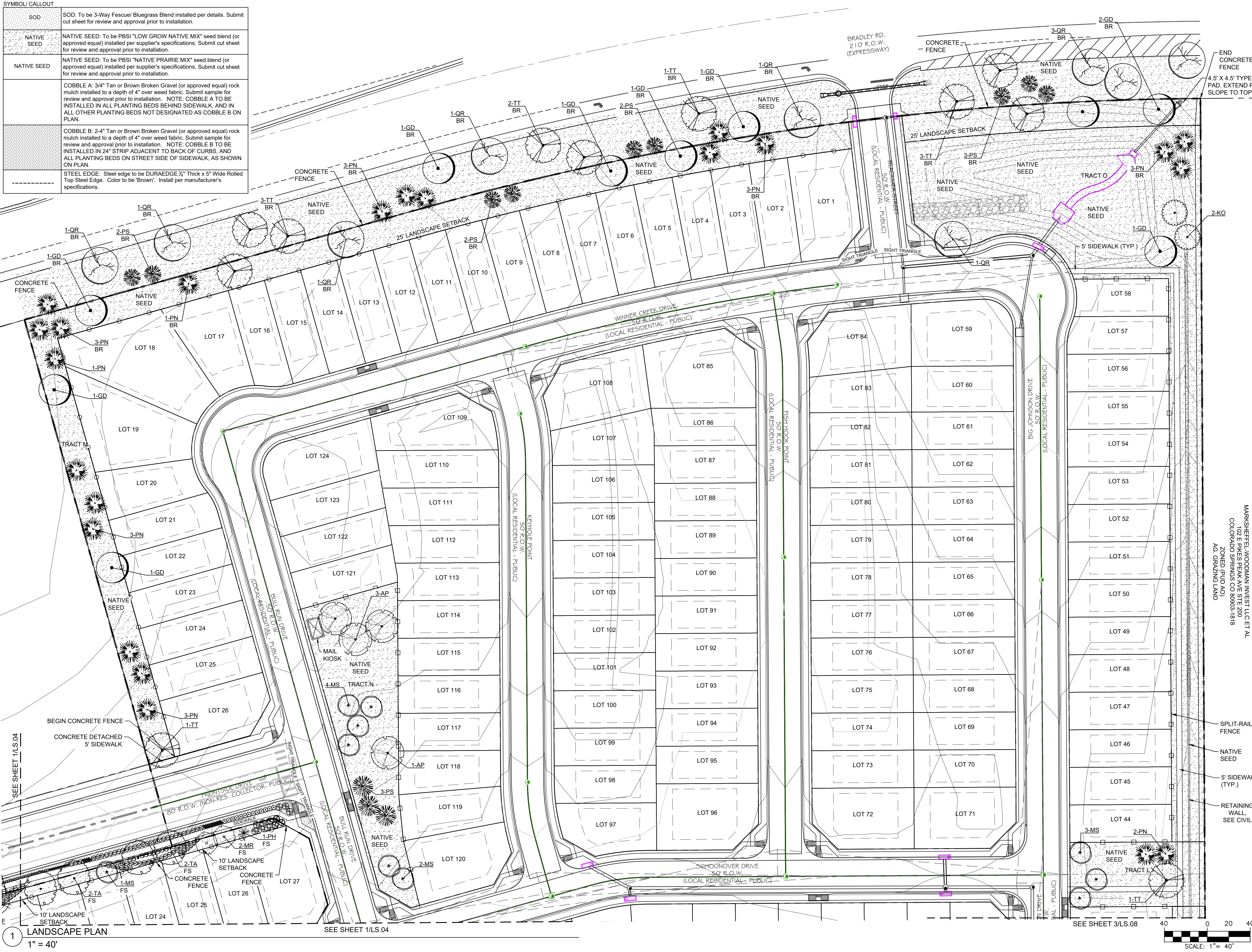
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PCD FILE NO.:

FILE LOCATION: S:\20.886.028 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.
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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.



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

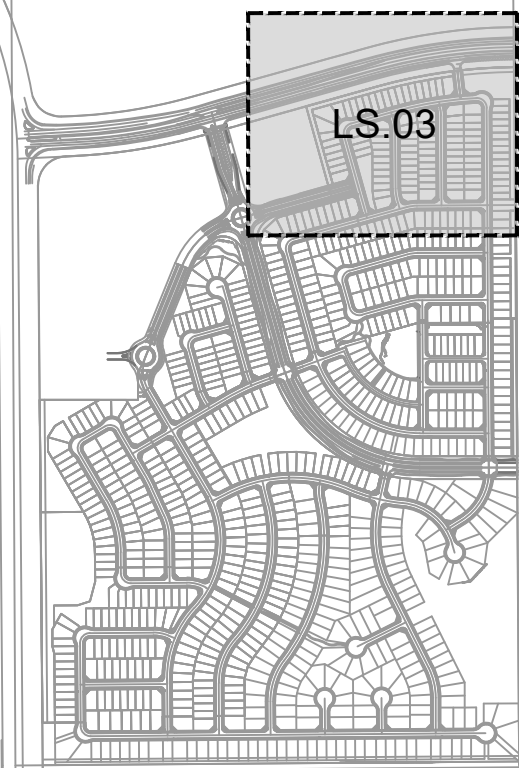


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OWNER/DEVELOPER:

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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

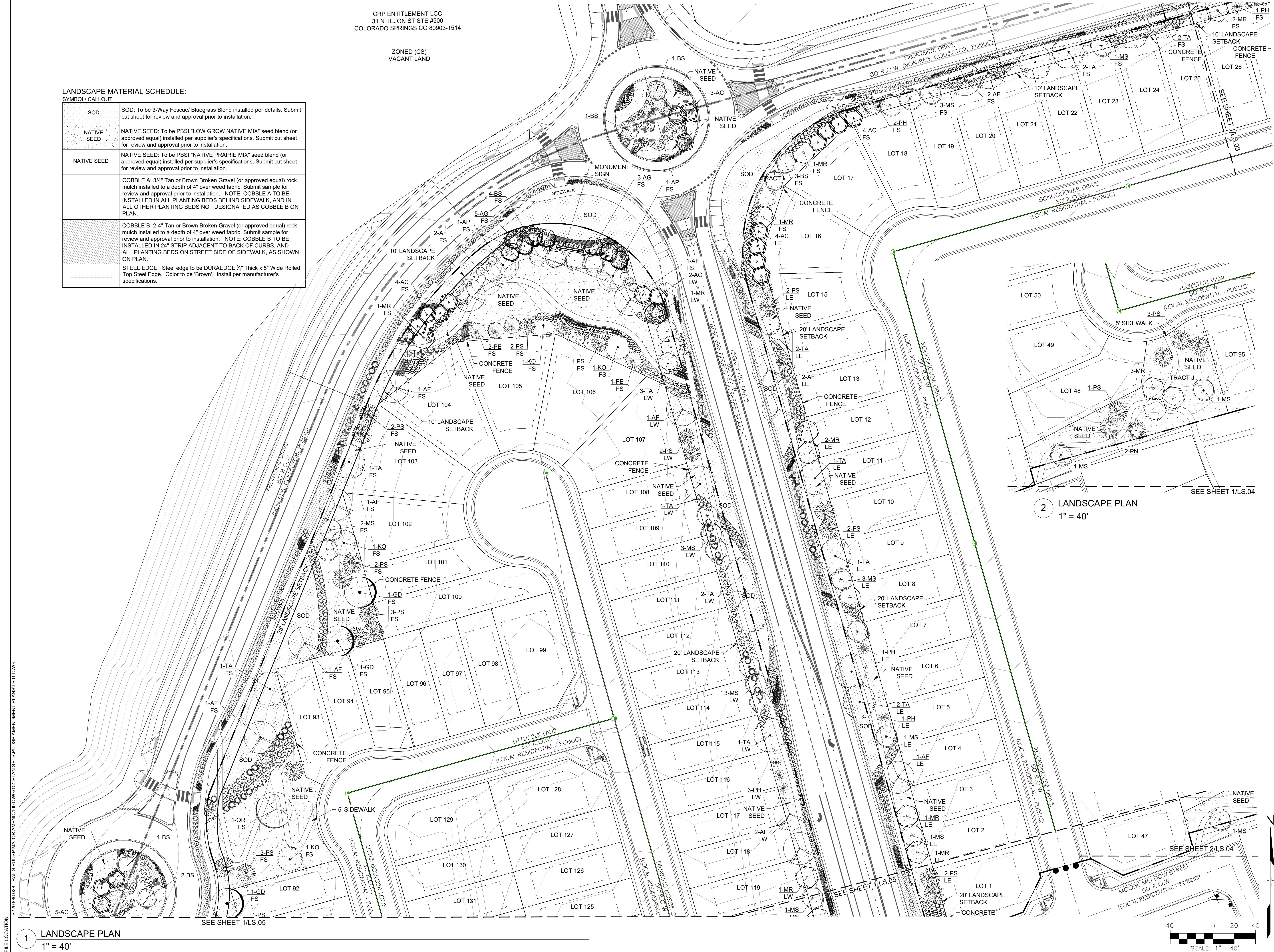
SHEET TITLE:

LANDSCAPE PLAN

LS03

SHEET 3 OF 8

PCD FILE NO.:



LANDSCAPE MATERIAL SCHEDULE:	
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FILE LOCATION: S:\2020\028 TRAILS PUD\SP MAJOR AMEND\100 DWG\04 PLAN SET\SP\SP AMENDMENT PLANS\01.DWG

1 LANDSCAPE PLAN
1" = 40'

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
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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:\2018\028 TRAILS AT ASPEN RIDGE PUD\SP AMENDMENT\100 DWG\104 PLAN SET\SP\Landscape Amendment Plans\LS01.DWG



LANDSCAPE MATERIAL SCHEDULE:	
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CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
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OWNER/DEVELOPER:

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KEY MAP:



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AMENDMENT

EL PASO COUNTY, CO
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DRAWING INFORMATION:

PROJECT NO: 20.886.028

DRAWN BY: SJC

CHECKED BY: JA

APPROVED BY: JA

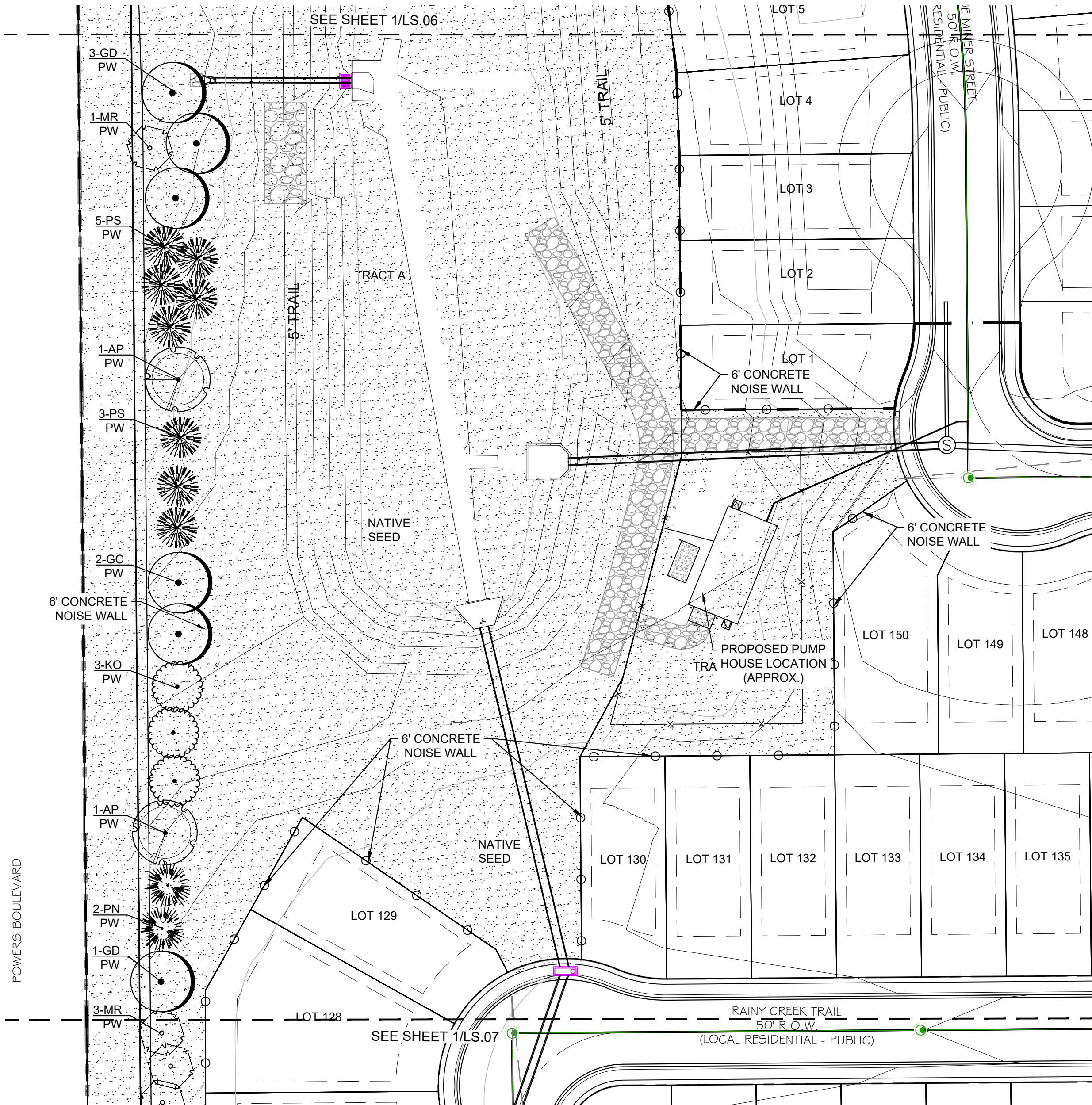
SHEET TITLE:

LANDSCAPE PLAN

LS05

SHEET 5 OF 8

PCD FILE NO.:



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

 **Matrix**

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EL PASO COUNTY, CO
FEBRUARY 2021

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PROJECT NO: 20.886.028

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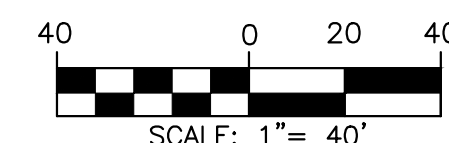
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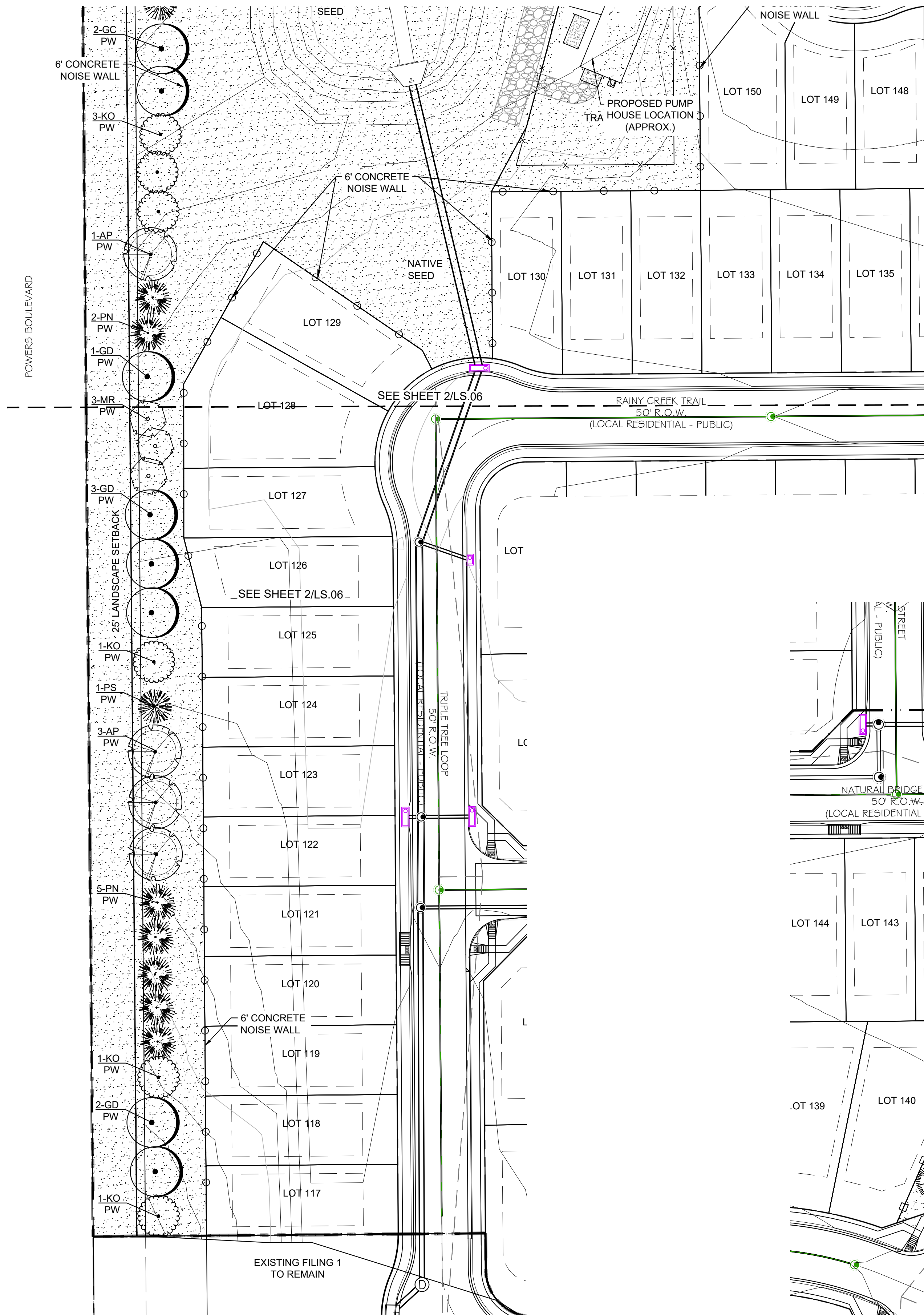
LS06

SHEET 6 OF 8

PCD FILE NO.:



FILE LOCATION: S:\20 886 028 TRAILS TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SPUDSP AMENDMENT PLANS\LS07.DWG



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PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

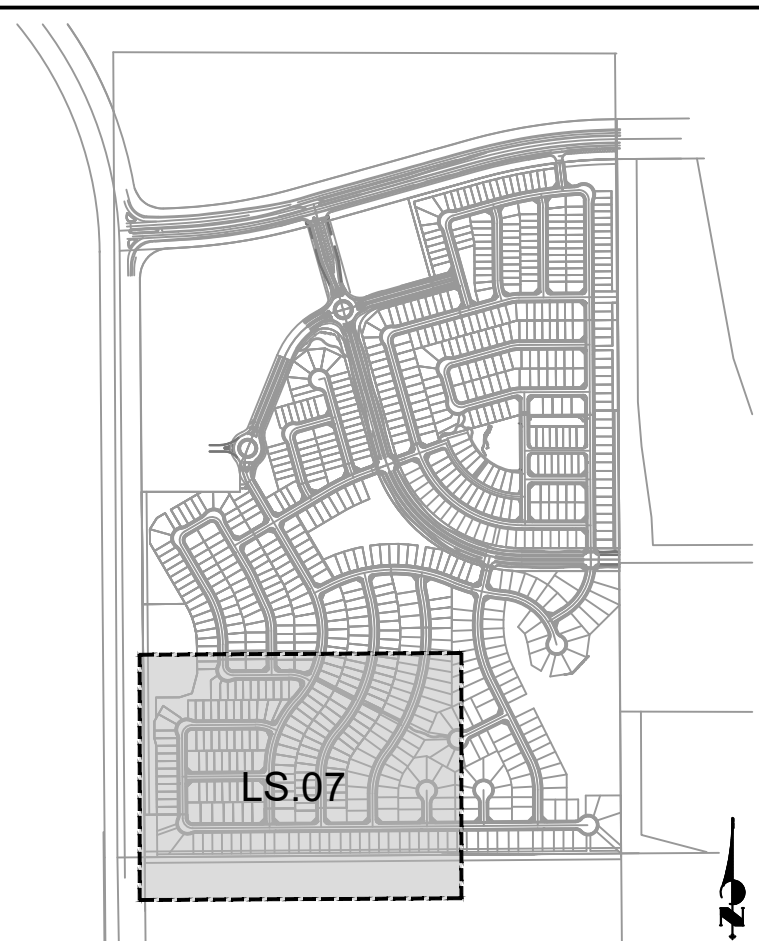


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COLORADO SPRINGS, CO 80921
PHONE: (719) 382-9433

KEY MAP:



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EL PASO COUNTY, CO
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DRAWING INFORMATION:

PROJECT NO: 20.886.028

DRAWN BY: SJC

CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE:

LANDSCAPE PLAN

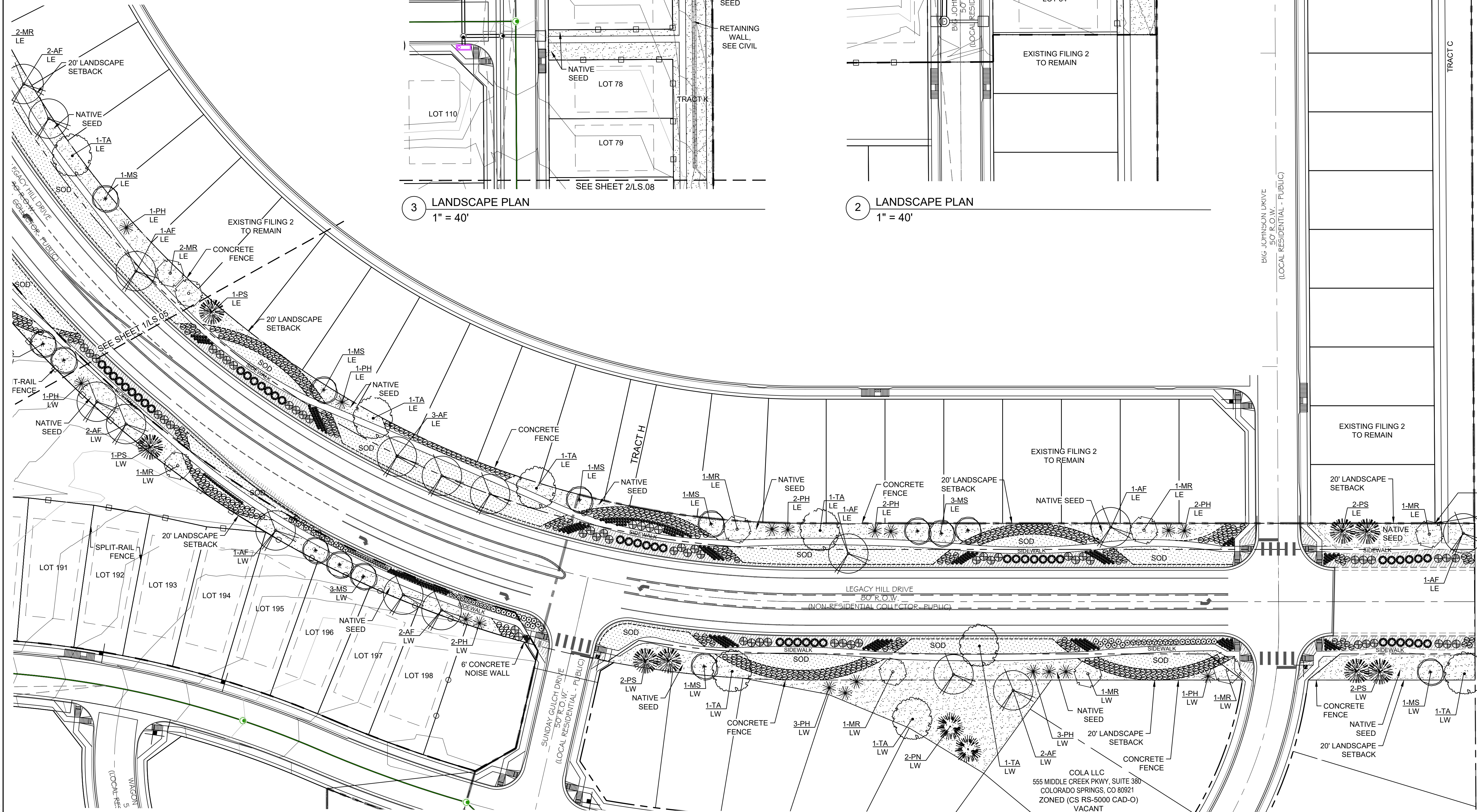
LS07

SHEET 7 OF 8

PCD FILE NO.:

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	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:
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
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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

LS08

SHEET 8 OF 8

PCD FILE NO.:

FILE LOCATION: S:\20.886.028 TRAILS PUDSP MAJOR AMEND\10 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\LS1.DWG