

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

Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 •Downslope Creep: (name lots or location of area)
 •Rockfall Source:(name lots or location of area)
 •Rockfall Runout Zone:(name lots or location of area)
 •Potentially Seasonally High Groundwater:(name lots or location of area)
 •Other Hazard:
 In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Add the above note with specific information on hazards and mitigation

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 PROVISIONS 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(S), 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 CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WIDEFIELD WATER & SANITATION DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
- ALL ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
- NATURAL GAS SHALL BE PROVIDED BY CITY OF COLORADO SPRINGS.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF ALL LOTS AS FOLLOWS:
 - FRONT: TEN FEET (10')
 - SIDE: FIVE FEET (5')
 - REAR: TEN (10')
 - ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNATED FOR PUBLIC UTILITIES AS REQUIRED.
- STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 2.2.3 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 THE 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 RMP'S 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 CONSTITUTE AN ENDORSEMENT OF THE PLAT OR ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY OR PROMULGATED UNDER OR WITH RESPECT TO ACCESSIBILITY DURING CONSTRUCTION OF THE PROJECT.

Add the following note:

There shall 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 II METROPOLITAN DISTRICT.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY. LICENSE AGREEMENT RECEPTION NO. 220249264 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. 220249263. THIS REPORT INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE TRAILS AT ASPEN RIDGE PROJECT, AS AMENDED. DEVELOPERS AND HOME OWNERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS.
- THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR CONSTRAINTS DO EXISTS RELATED TO THE POTENTIAL FOR SHALLOW BEDROCK, COLLAPSIBLE SOILS AND/ OR EXPANSIVE SOILS. THESE GEOLOGICAL CONDITIONS ARE CONSIDERED RELATIVELY COMMON TO THE AREA WITH MITIGATION ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES.
- AREAS OF POTENTIALLY SEASONAL HIGH GROUNDWATER ARE OBSERVED IN EASTERN AREAS OF THE SITE. THESE AREAS WILL LIKELY BE MITIGATED WITH SITE GRADING AND PROPER STORMWATER PLANNING. IN AREAS WHERE HIGH SUBSURFACE MOISTURE CONDITIONS ARE ANTICIPATED PERIODICALLY, A SUBSURFACE PERIMETER DRAIN WILL BE NECESSARY TO HELP PREVENT THE INTRUSION OF WATER INTO AREAS LOCATED BELOW GRADE. ADDITIONAL SUBSURFACE SOIL INVESTIGATION IS RECOMMENDED PRIOR TO CONSTRUCTION.

FLOODPLAIN NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C07686', 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;

- 1) THENCE N90°00'00"W A DISTANCE OF 511.94 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) 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;
- 3) THENCE S14°33'21"W A DISTANCE OF 123.85 FEET;
- 4) THENCE S12°47'44"W A DISTANCE OF 80.40 FEET TO A POINT OF CURVE TO THE RIGHT;
- 5) 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;
- 6) 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;
- 7) THENCE S15°57'58"W A DISTANCE OF 60.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 8) 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;
- 9) THENCE S00°00'00"W A DISTANCE OF 214.24 FEET;
- 10) THENCE S89°42'27"W A DISTANCE OF 110.10 FEET;
- 11) THENCE N01°25'17"W A DISTANCE OF 4.78 FEET;
- 12) THENCE S88°27'00"W A DISTANCE OF 180.00 FEET;
- 13) THENCE S00°08'37"W A DISTANCE OF 44.57 FEET;
- 14) THENCE S02°52'08"W A DISTANCE OF 44.56 FEET;
- 15) THENCE S05°32'45"W A DISTANCE OF 44.56 FEET;
- 16) THENCE S08°16'15"W A DISTANCE OF 44.56 FEET;
- 17) THENCE S10°58'40"W A DISTANCE OF 44.56 FEET;
- 18) THENCE S13°41'29"W A DISTANCE OF 44.57 FEET;
- 19) THENCE S17°04'35"W A DISTANCE OF 44.58 FEET;
- 20) THENCE S19°17'14"W A DISTANCE OF 44.56 FEET;
- 21) THENCE S22°29'47"W A DISTANCE OF 44.55 FEET;
- 22) THENCE S25°12'20"W A DISTANCE OF 44.55 FEET;
- 23) THENCE S27°14'20"W A DISTANCE OF 22.28 FEET;
- 24) THENCE S29°42'04"W A DISTANCE OF 49.01 FEET;
- 25) THENCE S35°26'44"W A DISTANCE OF 49.01 FEET;
- 26) THENCE S38°30'59"W A DISTANCE OF 116.64 FEET;
- 27) THENCE S32°43'04"W A DISTANCE OF 66.86 FEET;
- 28) THENCE S14°55'16"W A DISTANCE OF 66.77 FEET;
- 29) THENCE S00°26'25"E A DISTANCE OF 193.88 FEET;
- 30) THENCE S80°00'00"W A DISTANCE OF 159.90 FEET;
- 31) THENCE S00°00'00"E A DISTANCE OF 19.82 FEET;
- 32) THENCE S89°33'35"W A DISTANCE OF 110.00 FEET;
- 33) THENCE N00°26'25"W A DISTANCE OF 12.58 FEET;
- 34) THENCE S89°33'35"W A DISTANCE OF 160.00 FEET;
- 35) THENCE S00°26'25"E A DISTANCE OF 55.00 FEET TO A POINT OF CURVE TO THE RIGHT;
- 36) 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;
- 37) THENCE S89°33'35"W A DISTANCE OF 358.00 FEET TO A POINT OF CURVE TO THE RIGHT;
- 38) 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;
- 39) THENCE N00°29'10"W A DISTANCE OF 20.98 FEET;
- 40) THENCE S89°30'50"W A DISTANCE OF 224.98 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 21, AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
- 41) THENCE N00°29'10"W ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,691.70 FEET;
- 42) THENCE S89°00'00"E A DISTANCE OF 615.00 FEET;
- 43) THENCE N00°00'00"E A DISTANCE OF 148.75 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- 44) 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;
- 45) THENCE N02°01'36"E A DISTANCE OF 538.12 FEET TO A POINT OF CURVE TO THE RIGHT;
- 46) 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;
- 47) THENCE N74°20'48"E A DISTANCE OF 625.97 FEET;
- 48) 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:

- 49) THENCE N74°20'48"E A DISTANCE OF 385.15 FEET TO A POINT OF CURVE TO THE RIGHT;
- 50) 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;
- 51) 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;
- 52) 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 LENGTHS LESS THAN 175' AT THE INTERSECTION OF FISH HOOK DR. & WINNER CREEK DR.	FIXED LOCATION OF BLACKMER STREET VIA BRADLEY RD. LIMITS FLEXIBILITY OF INTERNAL STREET DESIGN CREATING SITUATION WHERE THIS INTERSECTION SPACING CRITERIA CANNOT BE MET. ALL OTHER SAFETY CRITERIA HAS BEEN MET.

PUD MODIFICATION TABLE PREVIOUSLY APPROVED

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

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
LDC SECTION 8.4.4.(A, B, C, D)	PRIVATE STREETS	ALL STREETS TO BE PUBLICLY OWNED & MAINTAINED	TO PERMIT THE USE OF PRIVATE STREETS	TO PERMIT THE USE OF PRIVATE STREETS AS ACCESS DRIVES FOR THE REAR LOADED LOT STYLE
LDC SECTION 8.4.3.(B2) & ECM SECTION 2.5.2.(C4)	MID-BLOCK CROSSINGS	ACCESS RAMPS ON LOCAL ROADWAYS SHALL BE SPACED NO GREATER THAN 600' APART	PROVIDE ACCESS RAMPS SPACED FURTHER THAN 600' APART ALONG BLUE MINER ST., LAZY RIDGE DR. & WAGON HAMMER DR.	PEDESTRIAN ACCESSIBILITY AND SIDEWALK CONNECTIONS ARE PROVIDED BY ACCESS RAMPS ALONG MID-BLOCK CROSSINGS WHERE INTERSECTING WITH INTERNAL TRAIL SYSTEMS.
ECM SECTION FIGURE 2-14 TYP. URBAN NON-FRONT COLLECTOR CROSS SECTION	SIDEWALK LOCATION & SPACING FROM BACK OF CURB	REQ. 8' PLANTING PARKWAY BETWEEN SIDEWALK AND BACK OF CURB ALONG LEGACY DR.	PERMIT A CURVILINEAR SIDEWALK ALONG LEGACY DRIVE W/ VARYING WIDTH OF PARKWAY BETWEEN SIDEWALK AND BACK OF CURB.	CURVILINEAR SIDEWALK CREATES A MORE INTERESTING STREETSCAPE AND ALLOWS A VARIED LANDSCAPE DESIGN ALONG THIS MAIN COLLECTOR ROADWAY

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF, THE AFOREMENTIONED COLA, LLC HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____ 20__ A.D., A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
) S.S.
 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: _____

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)
) S.S.
 EL PASO COUNTY)

Add signature block for metro district ownership for Tracts

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ OF _____, 20__ AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED PER # _____

RECEPTION NO. _____

EL PASO COUNTY CLERK AND RECORDER

LAND USE:

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT)
 PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

CURRENT LAND USE: VACANT/UNDEVELOPED
 PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL; PUBLIC & PRIVATE STREETS; LANDSCAPE SETBACKS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE

SITE DATA TABLE (INCLUDING FILING NO. 2)

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

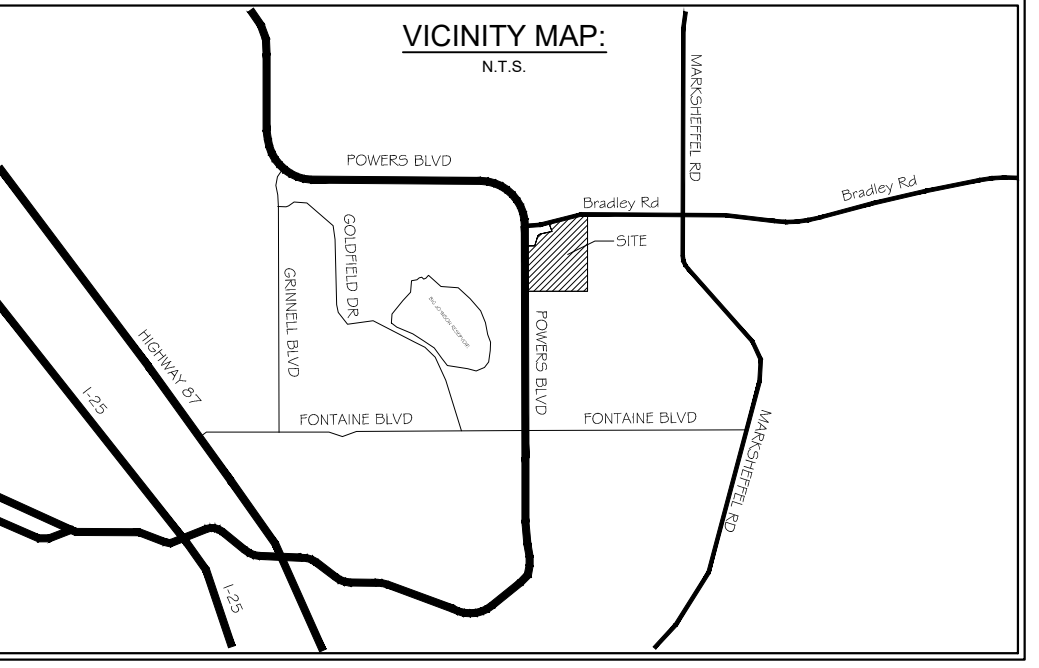
FILING NO. 2 DATA

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

PHASE NO. 3-6 DATA

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

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE
 TOTAL OPEN SPACE PROVIDED IS 15.1% = 17.95 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 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:

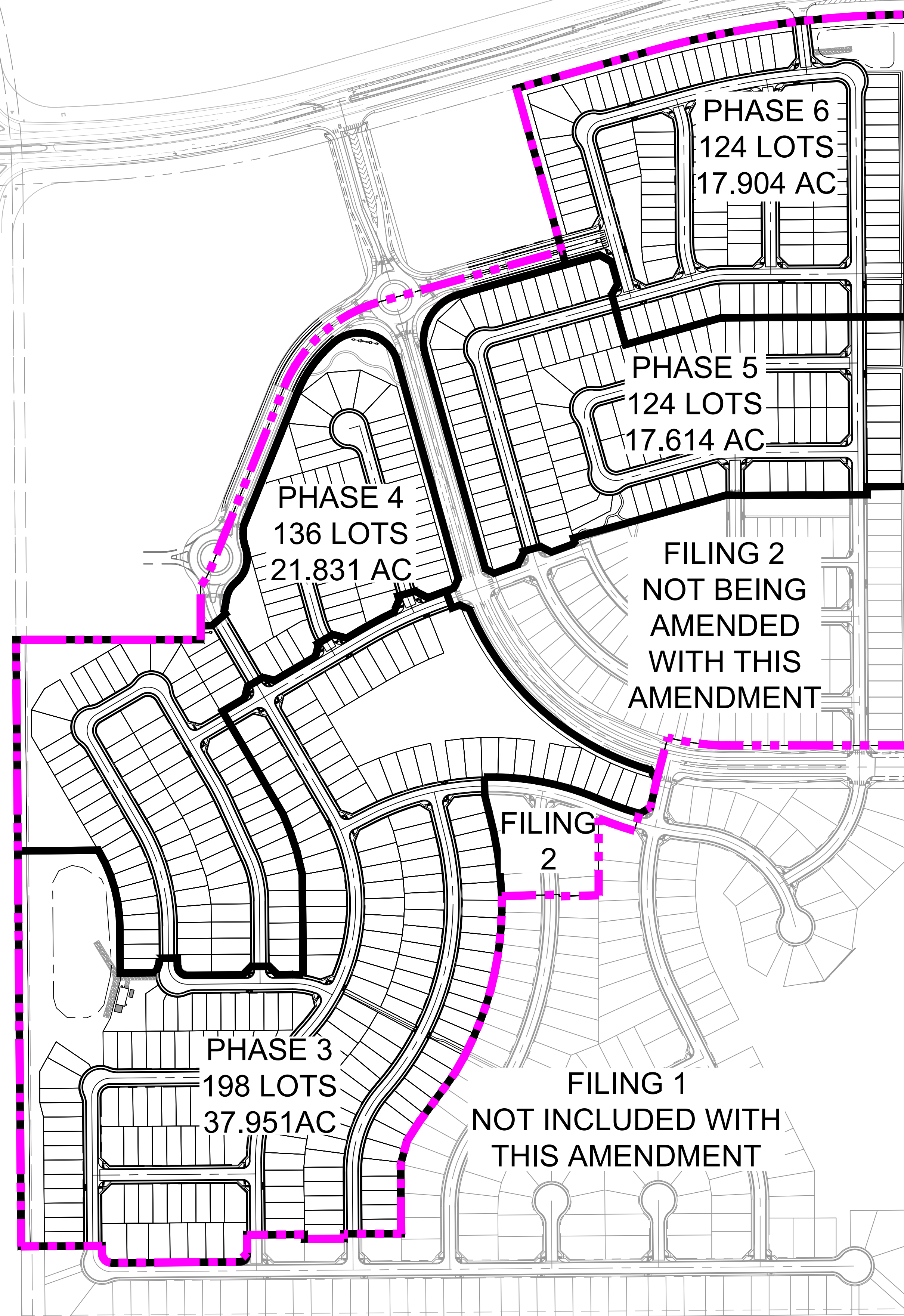
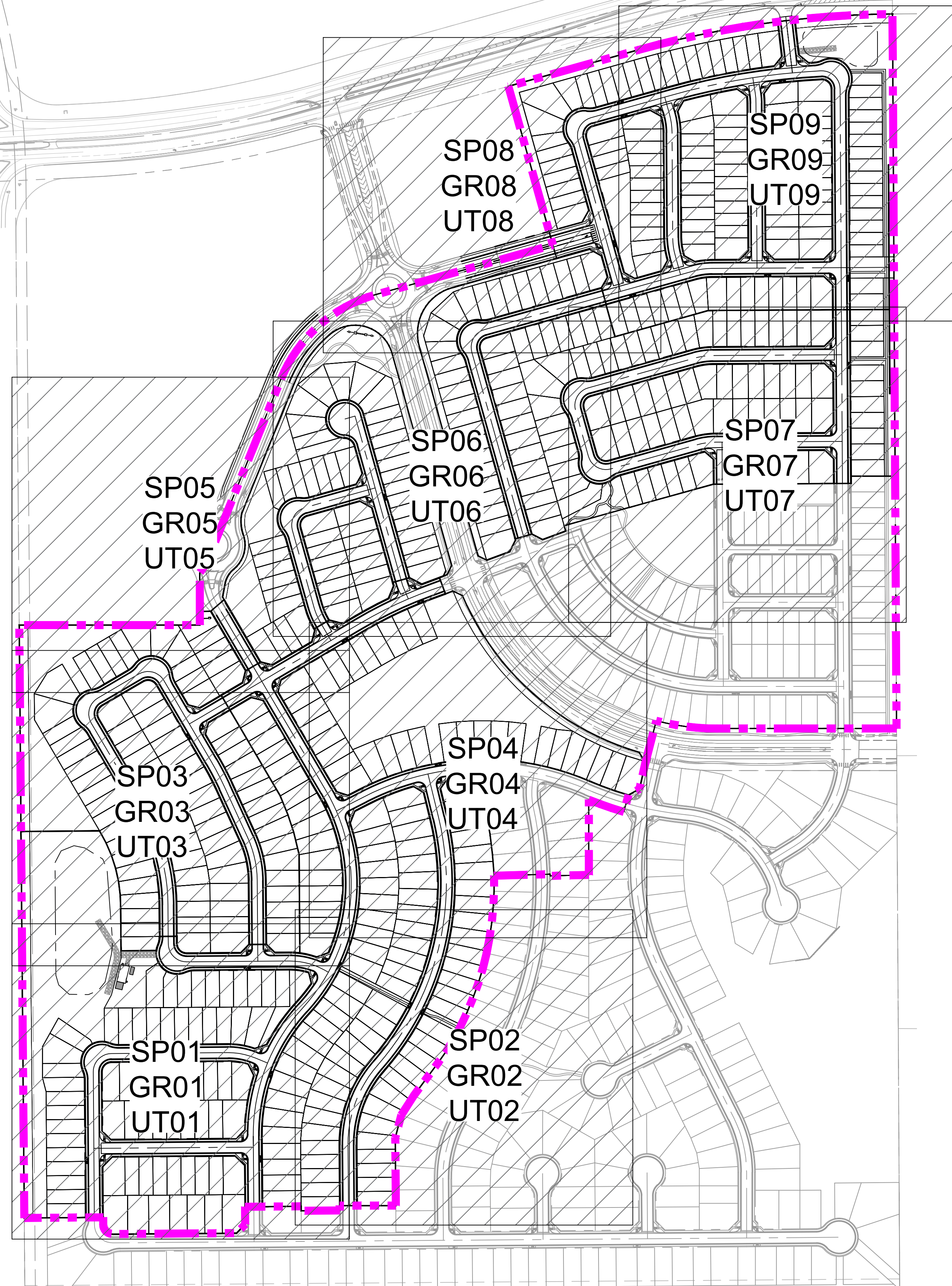
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TS01

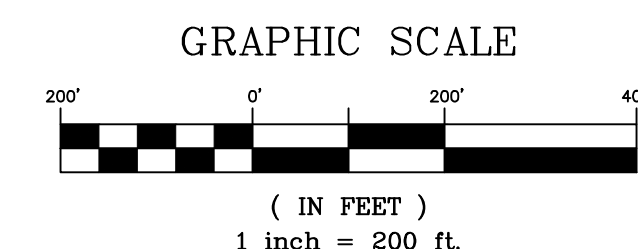
SHEET 1 OF 34

PCD FILE NO.:

FILE LOCATION: S:\2018\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:

 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
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 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 PHASE AND
 KEY MAPS

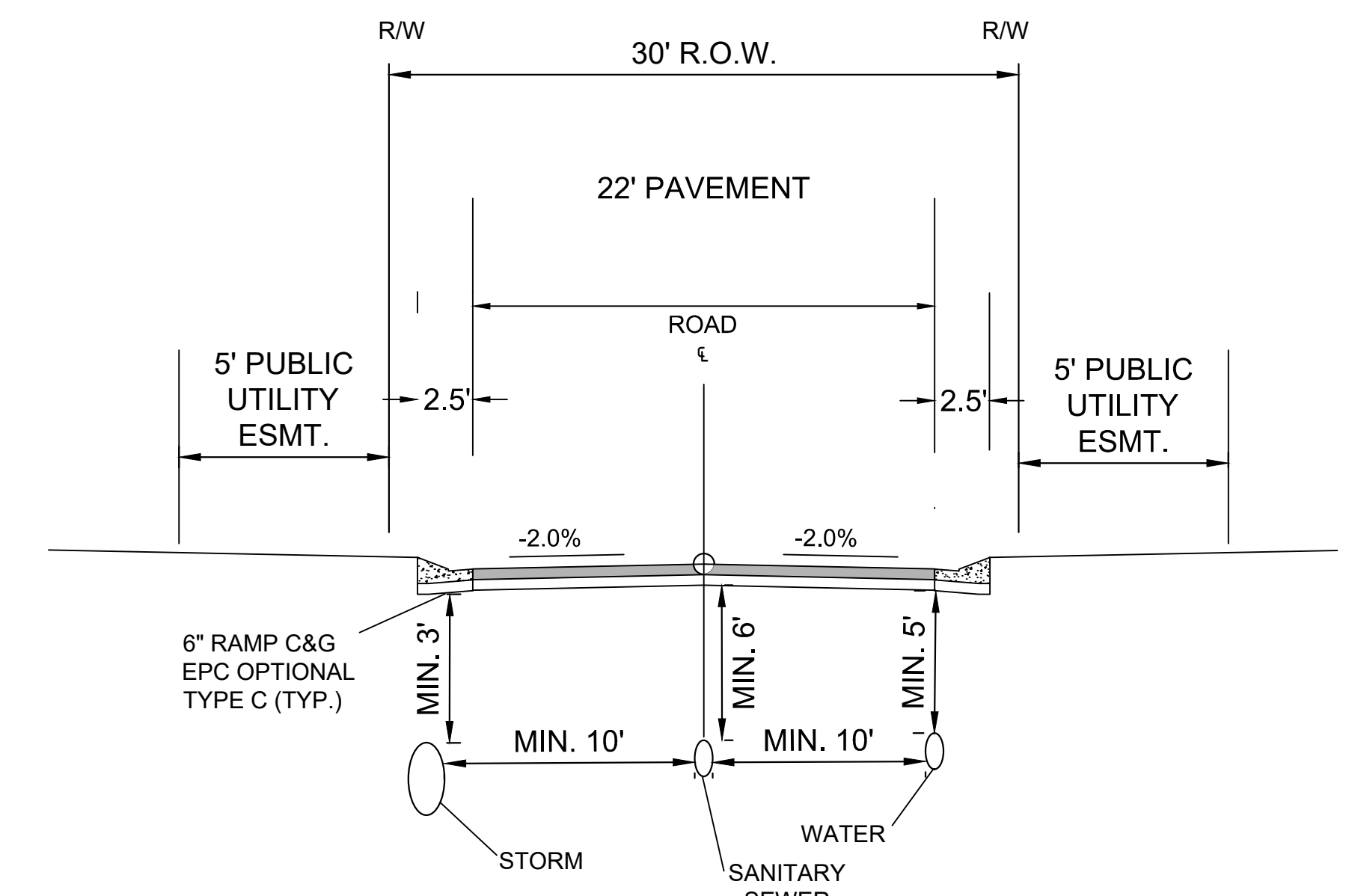
DT01

SHEET 2 OF 34

PCD FILE NO.:

FILING NO. 2 TO REMAIN
 TYPICAL LOT SETBACK DIAGRAMS

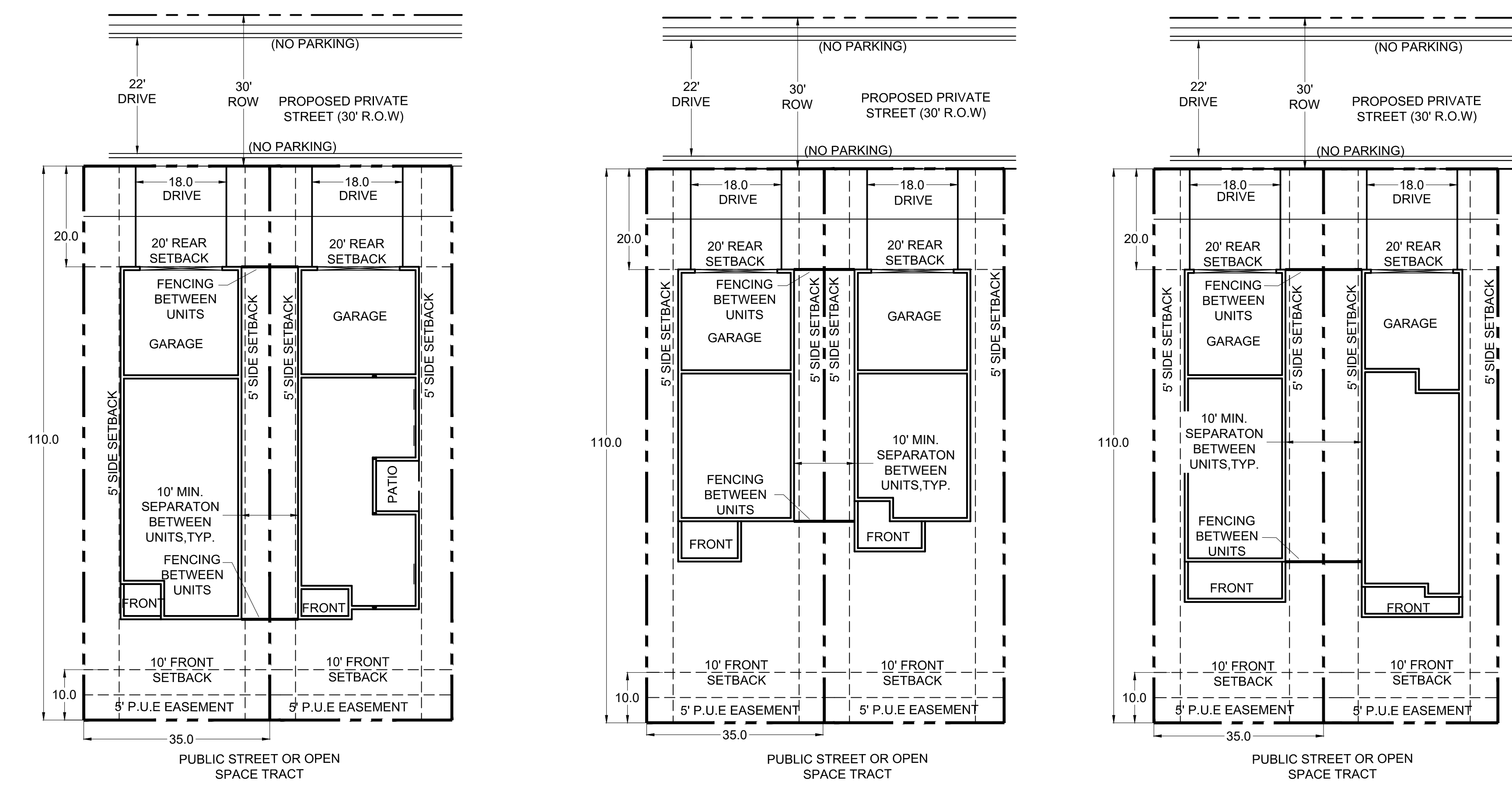
FILING NO. 2 TO REMAIN
 TYPICAL STREET CROSS-SECTIONS



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.



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
 B. MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM
2. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
3. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
4. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
5. 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

FILE LOCATION: S:\2018\028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\PUDSP AMENDMENT PLANS\DT03.DWG

KEY MAP:

PROJECT:
 TRAILS AT ASPEN RIDGE PUD/SP
 AMENDMENT

EL PASO COUNTY, CO
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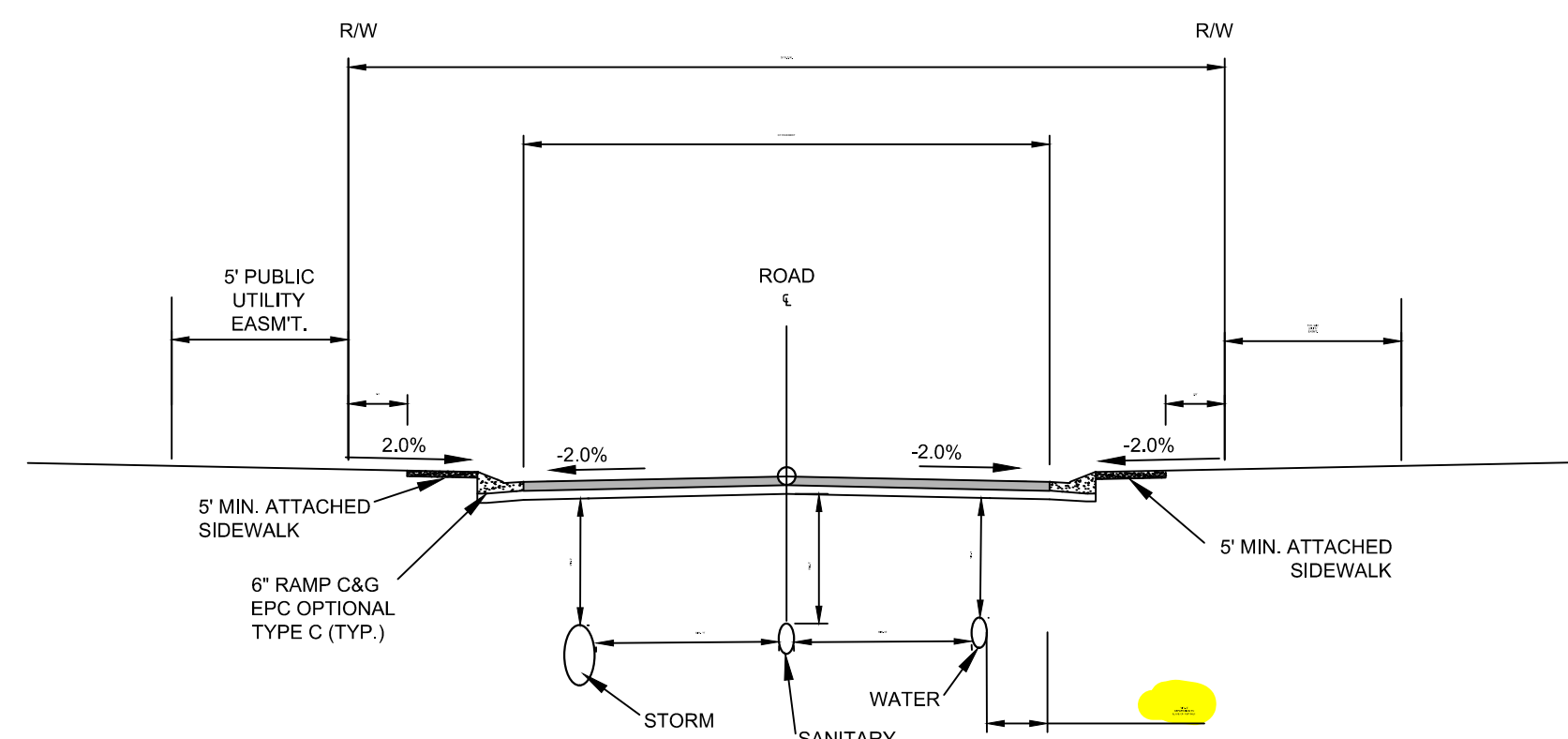
DRAWING INFORMATION:
 PROJECT NO: 20_886_028
 DRAWN BY: LCB
 CHECKED BY: NMS
 APPROVED BY: NMS
 SHEET TITLE:

FILING NO. 2 PUD
 DETAILS

DT03
 SHEET 4 OF 34

PCD FILE NO.:

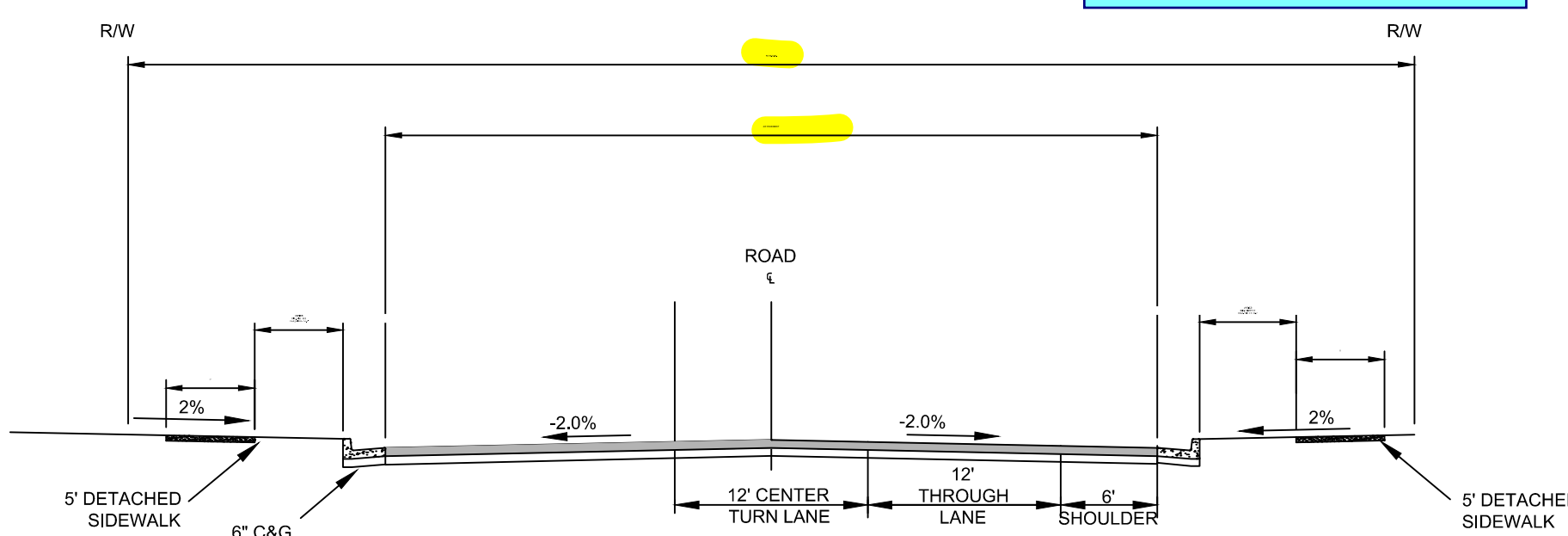
TYPICAL STREET CROSS-SECTIONS



TYPICAL SECTION (URBAN LOCAL ROADWAY)

SCALE: N.T.S.

Update all dimension label text to be legible for both cross section



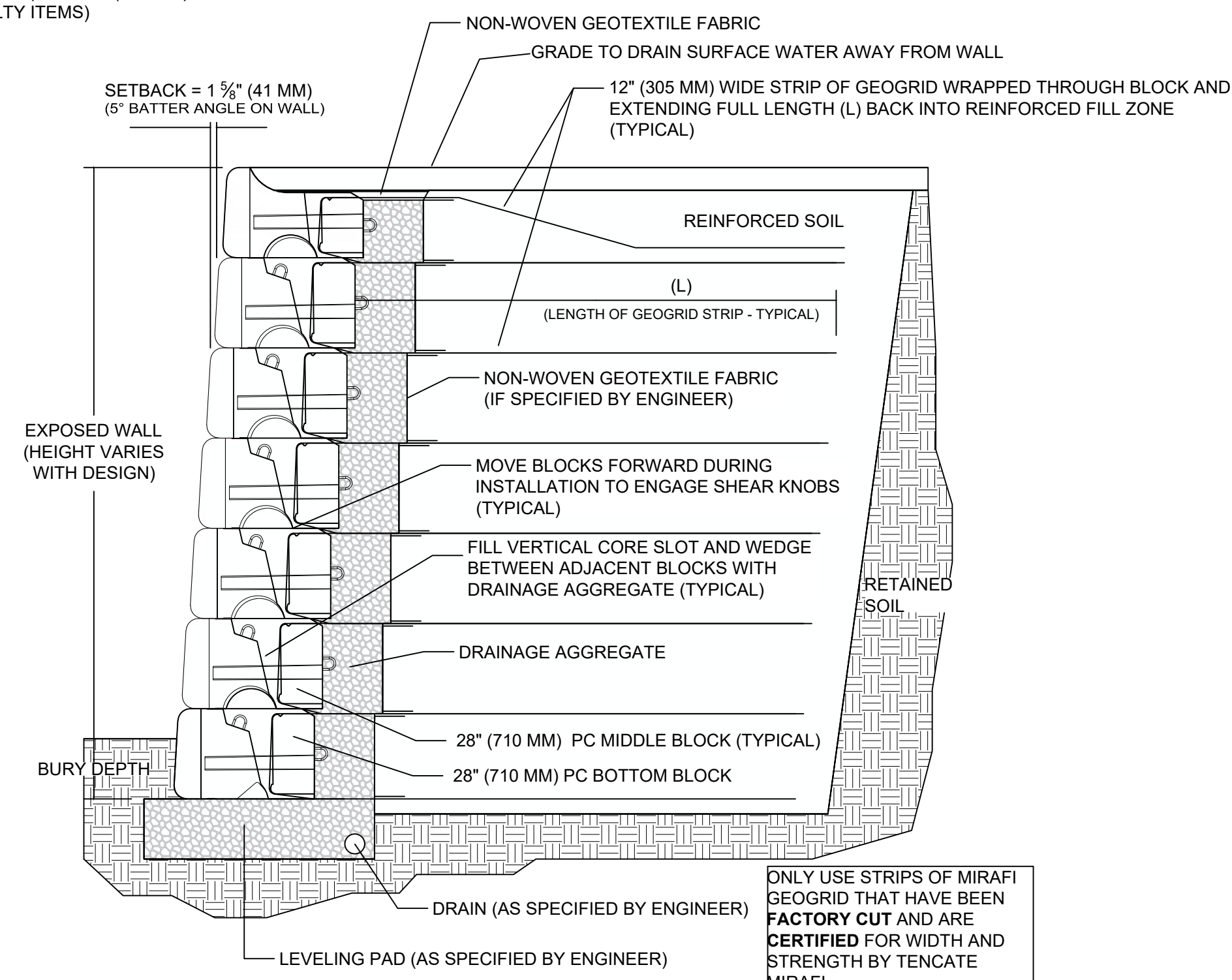
TYPICAL SECTION (URBAN NON-RESIDENTIAL COLLECTOR)

SCALE: N.T.S.

PUBLIC STREETS

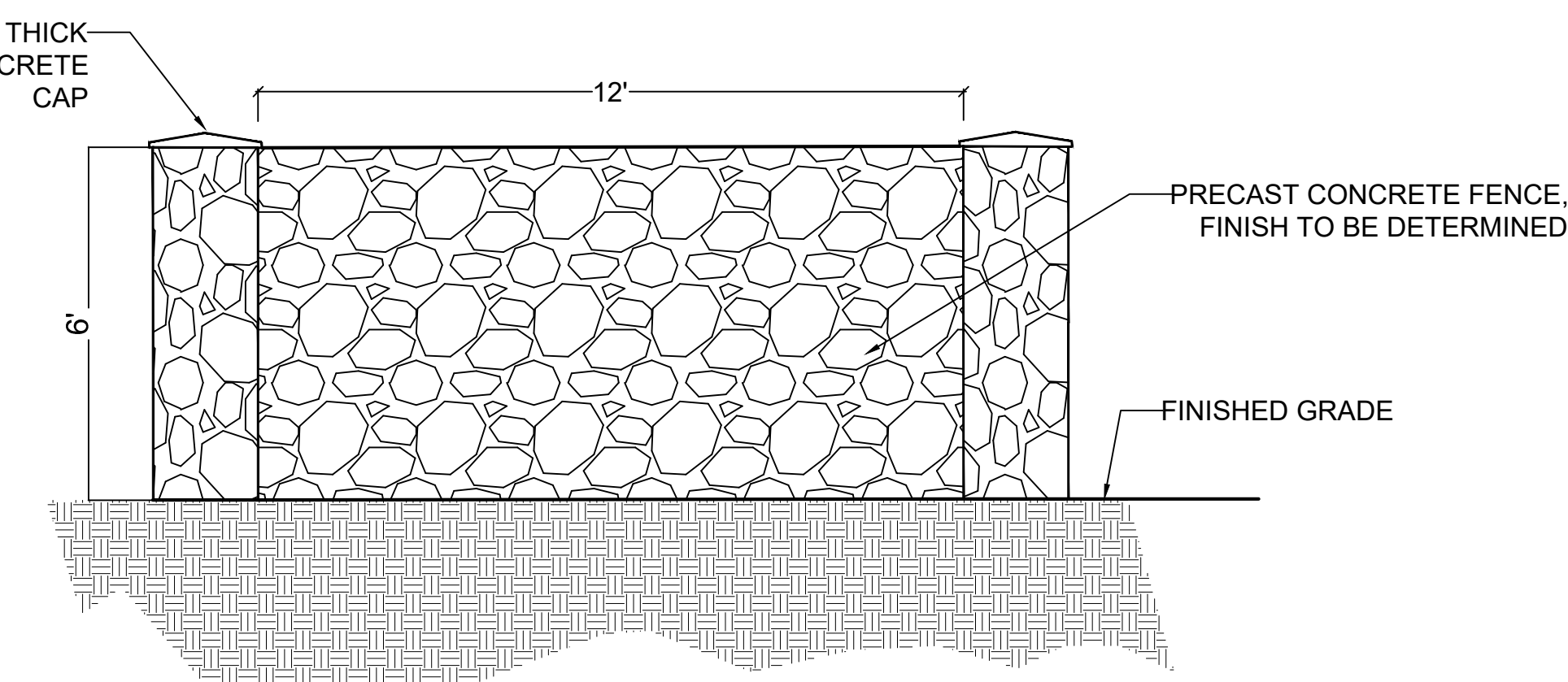
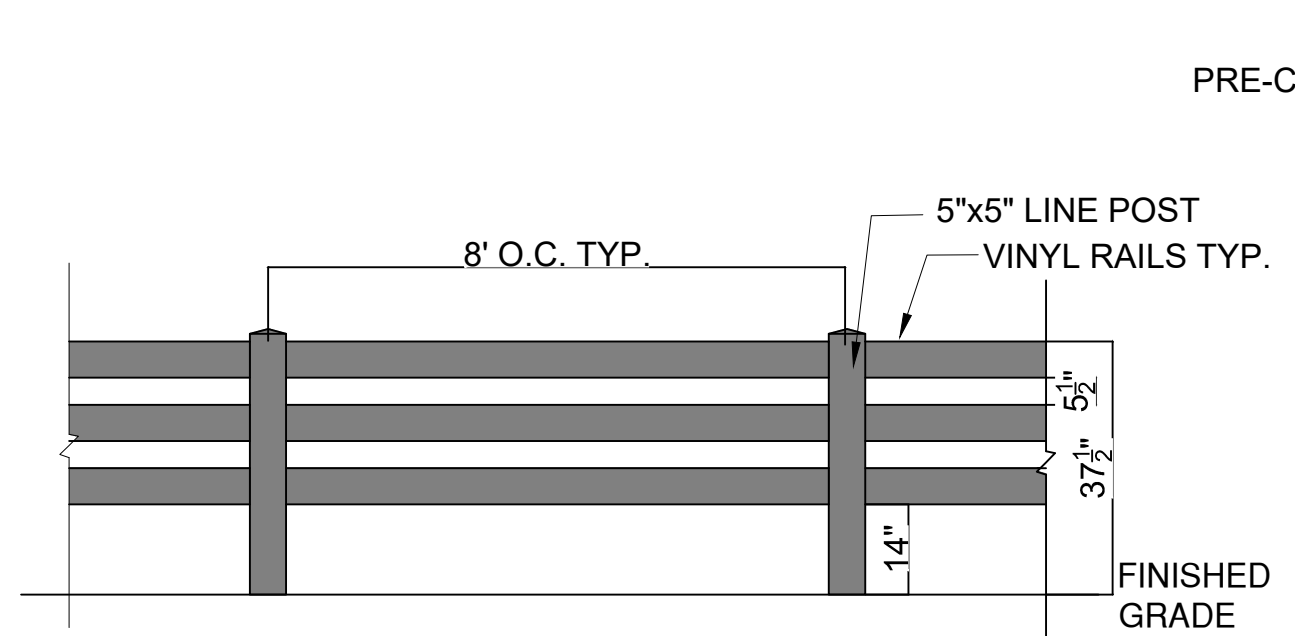
1. ALL PUBLIC STREETS AS ILLUSTRATED ON THE DRAWINGS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
2. STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR 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.

NOTE: ONE DEGREE OR ZERO DEGREE BATTER ANGLE WALLS ARE AVAILABLE USING BLOCKS WITH 7 7/8" (190 MM) OR 6 3/4" (171 MM) KNOBS (SPECIALTY ITEMS)



REINFORCED LEDGESTONE REDI ROCK WALL SECTION
NOT TO SCALE

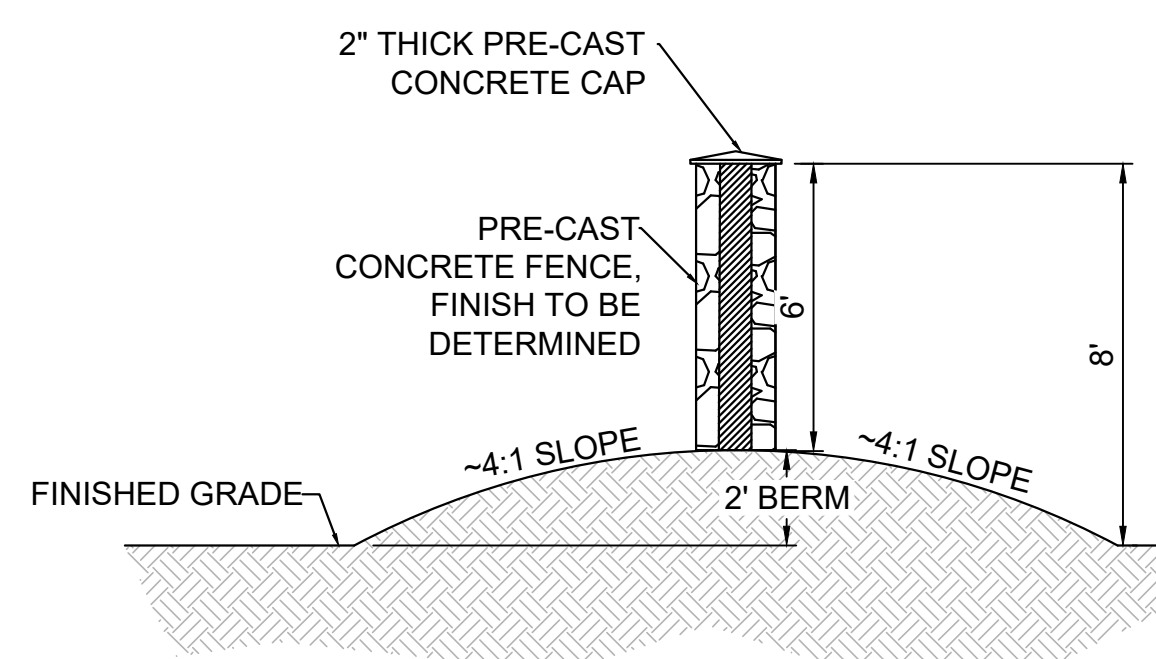
1 SPLIT RAIL FENCE DETAIL
N.T.S.



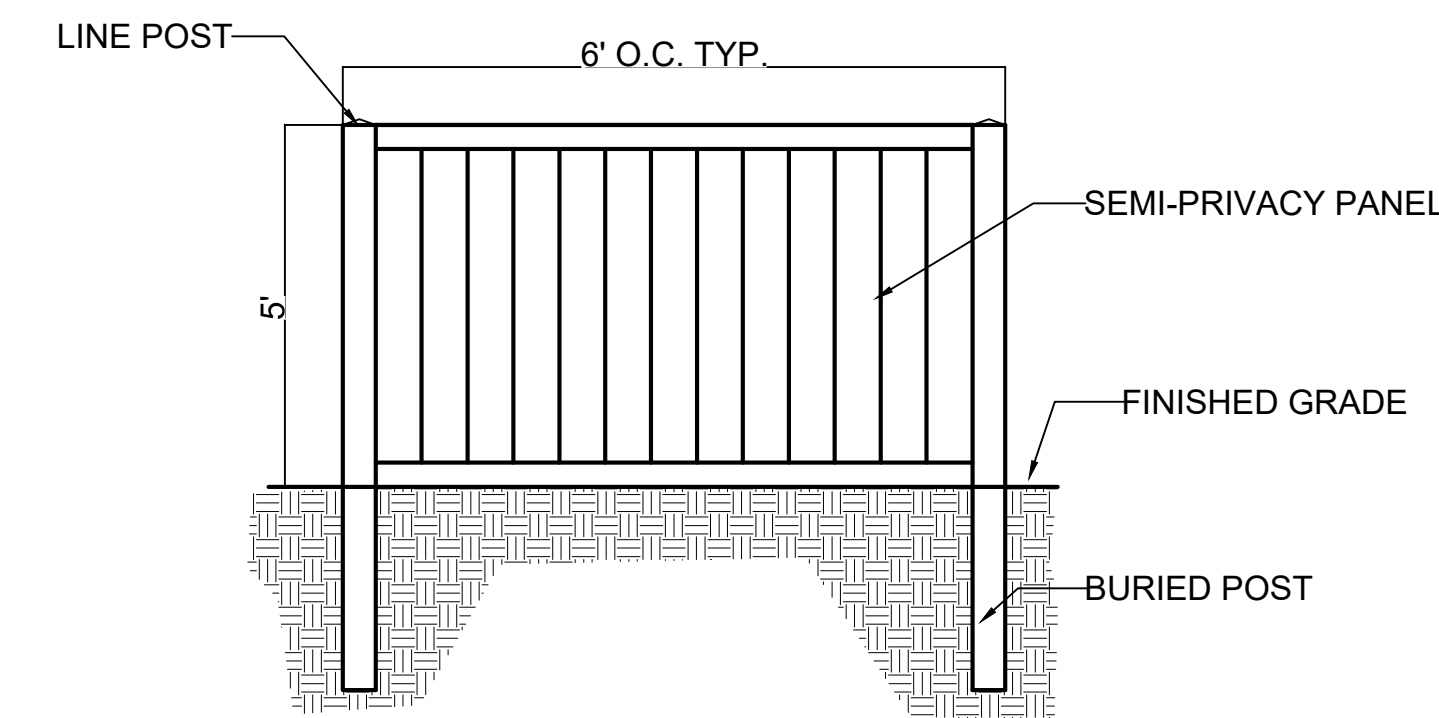
FRONT VIEW: 6' VERTI CRETE PRE-CAST FENCE

- NOTES:
1. COLUMNS, WALL, STEEL FENCING PER MANUFACTURES SPECIFICATIONS.
 2. SUBMIT CUT SHEETS AND SAMPLE PRIOR TO INSTALLATION.
 3. FINAL COLOR, TEXTURE AND FINISH TO BE DETERMINED

2 6' CONCRETE FENCE DETAIL
N.T.S.



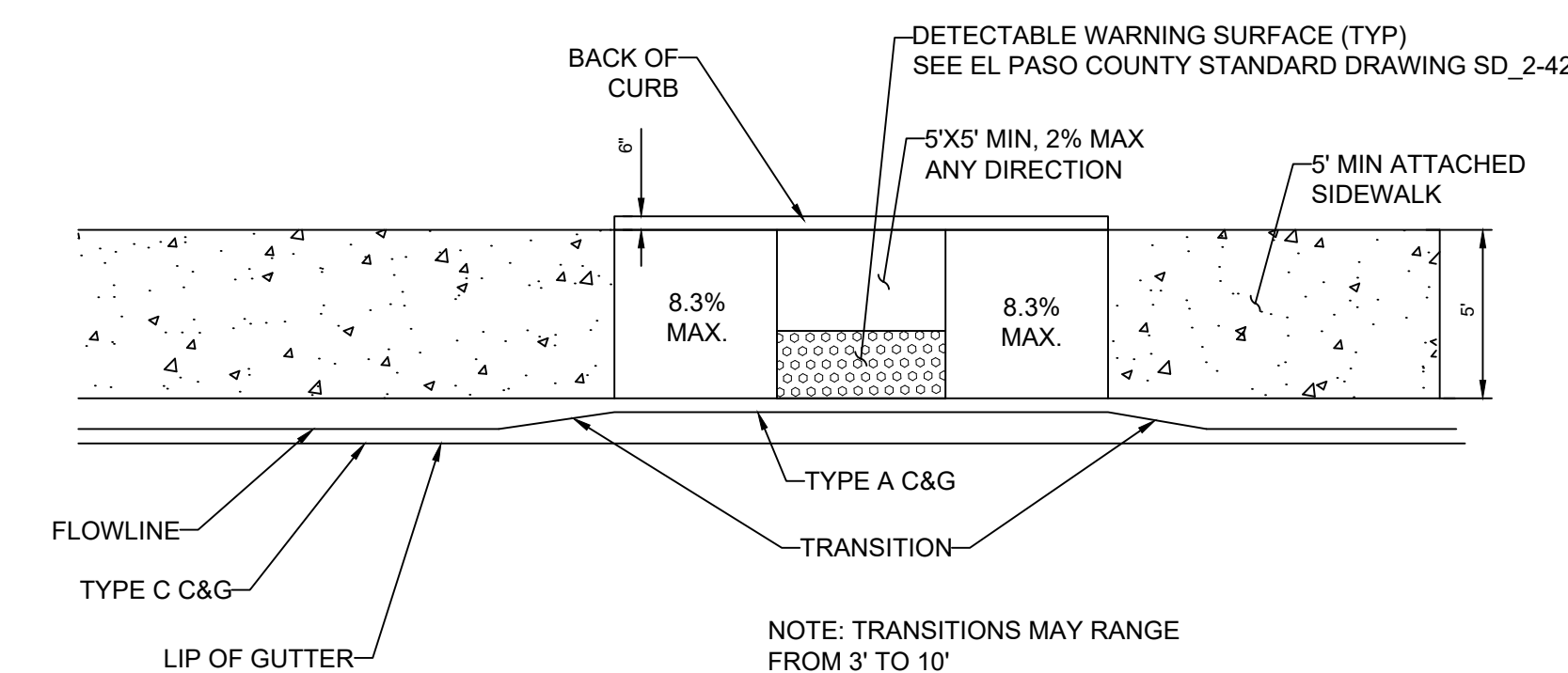
3 6' CONCRETE NOISE WALL ALONG POWERS BLVD
N.T.S.



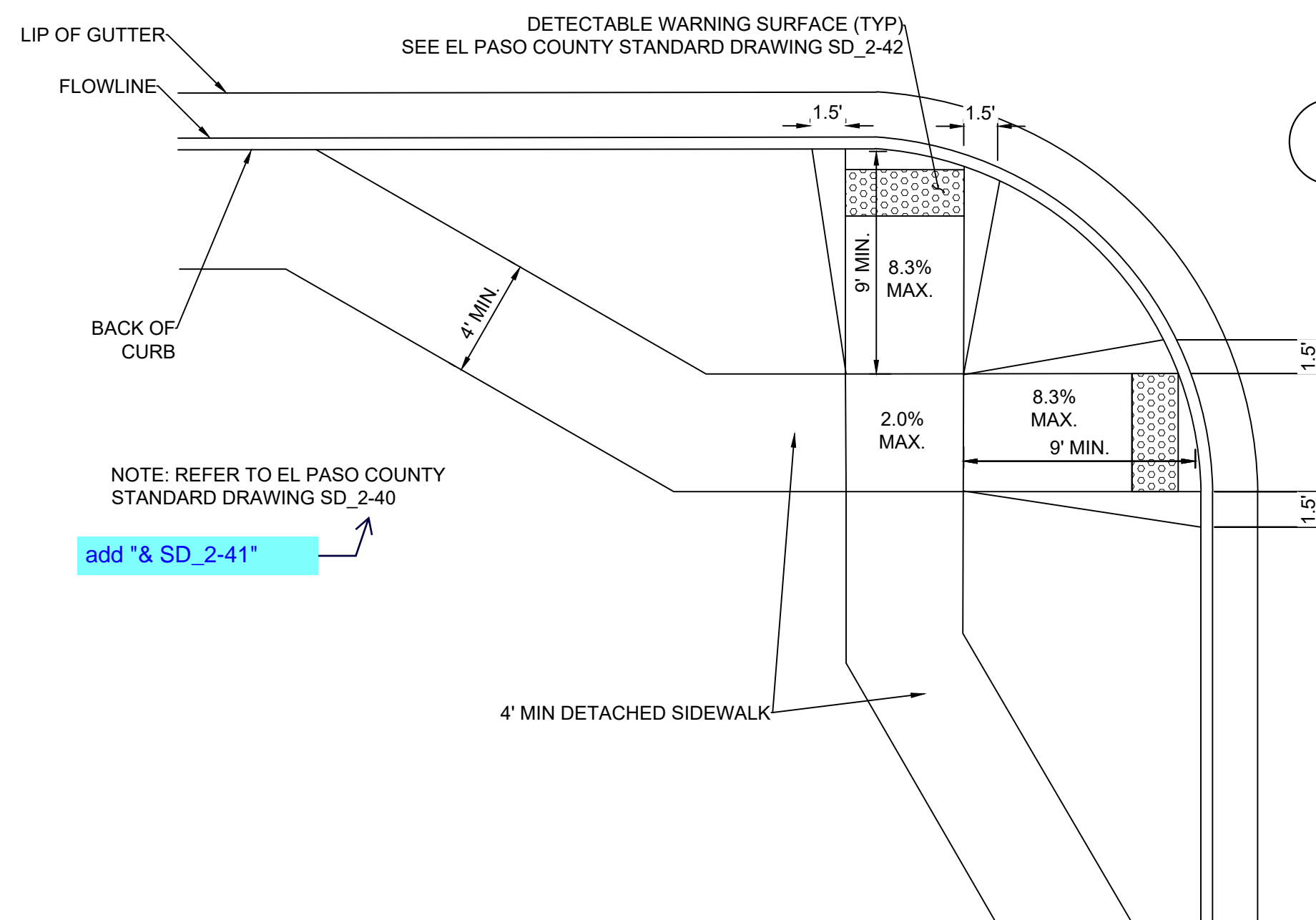
- NOTES:
1. FENCE TYPE TO BE USED ON ALL INDIVIDUAL LOTS EXCEPT WHERE NOTED.
 2. FENCING INSTALLED ON INDIVIDUAL LOTS SHALL OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.

4 5' VINYL FENCE DETAIL
N.T.S.

NOTE: REFER TO EL PASO COUNTY STANDARD DRAWING SD_2-50



6 PARALLEL PEDESTRIAN CURB RAMP DETAIL
N.T.S.



NOTE: REFER TO EL PASO COUNTY STANDARD DRAWING SD_2-40

add *SD_2-41*

5 PEDESTRIAN CURB RAMP DETAIL
N.T.S.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
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OWNER/DEVELOPER:

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

KEY MAP:

PROJECT:

TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021

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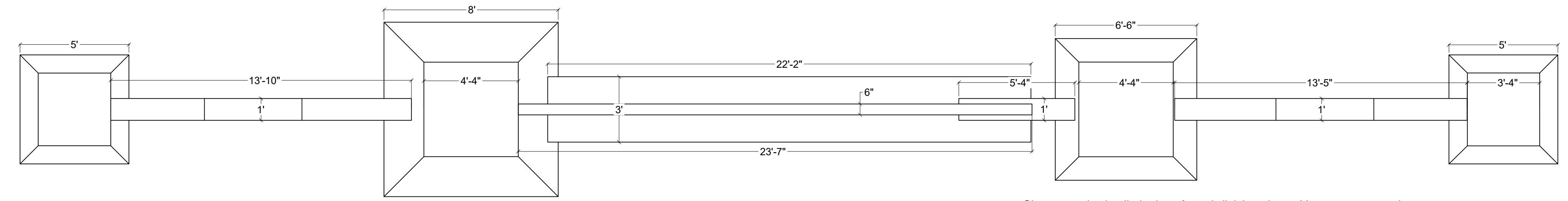
SHEET TITLE:

PUD DETAILS

DT04

SHEET 5 OF 34

PCD FILE NO.:

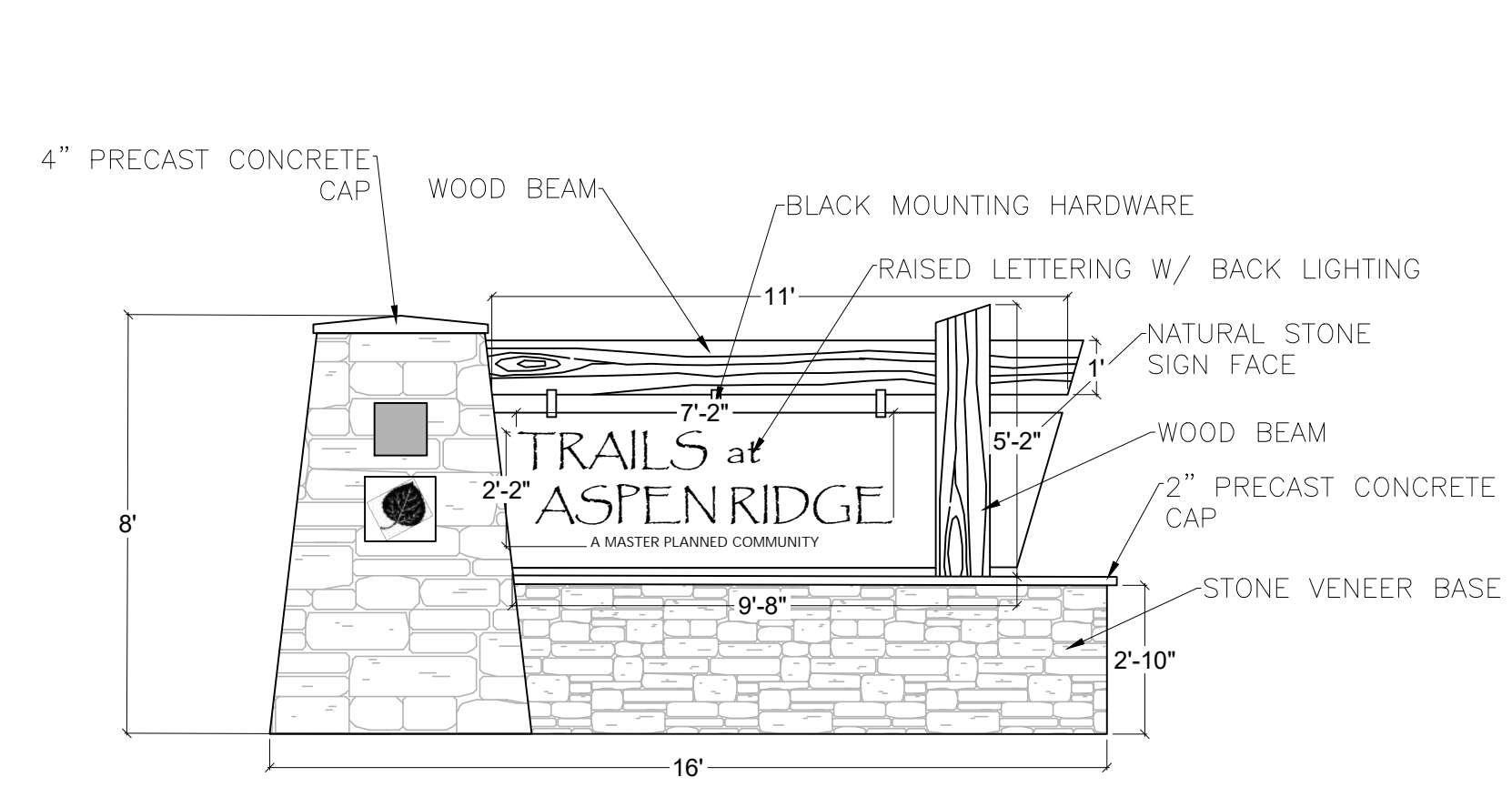


Sign exceeds size limitations for subdivision signs. You may request that the BoCC allow a Master Sign Plan, or add PUD sign requirements in PUD Dev Plan guidelines, or show sign within permitted size limitations.

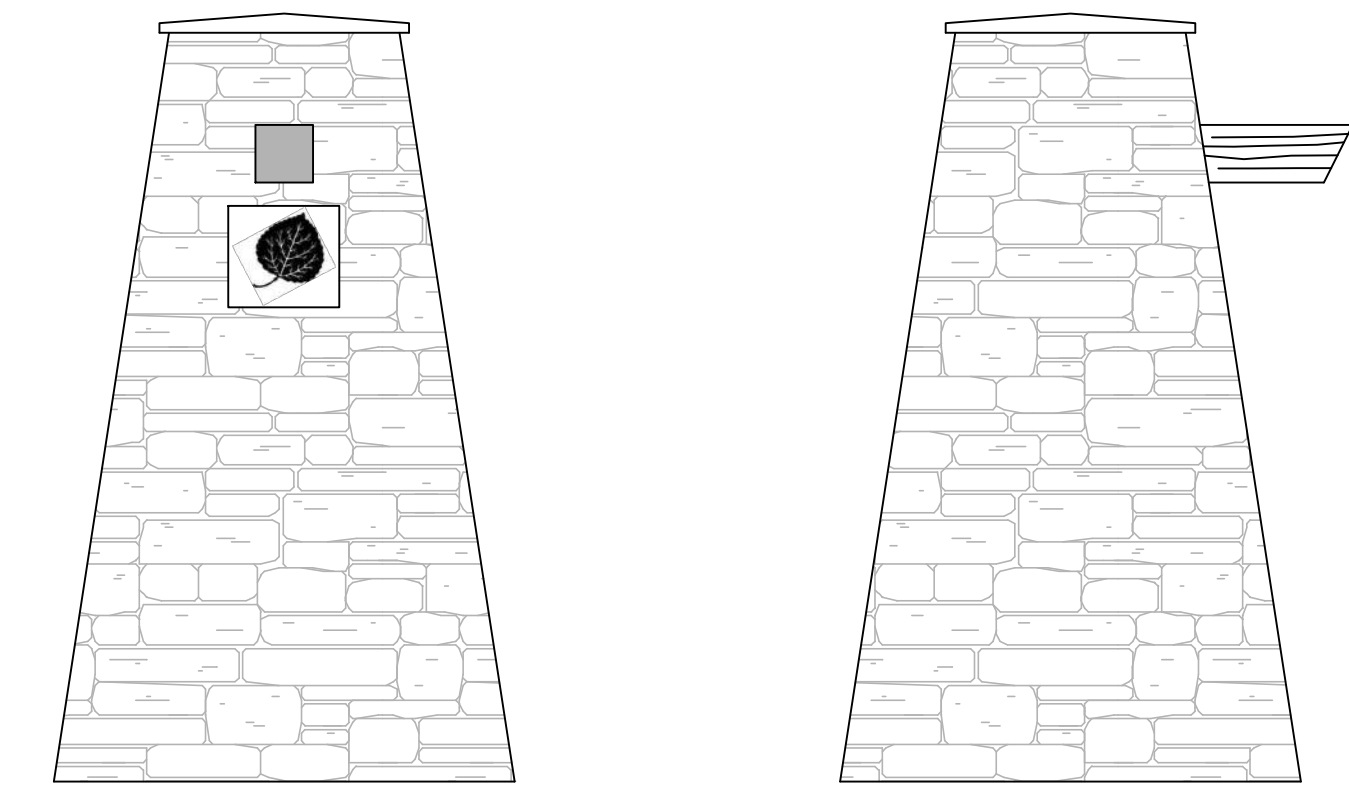
○ MAIN ENTRANCE SIGN (PLAN VIEW)



○ MAIN ENTRANCE SIGN LOCATED IN TRACT H (FRONT VIEW)



○ SECONDARY SIGN LOCATED IN TRACT G (FRONT VIEW)



○ COLUMN DETAIL (FRONT AND SIDE VIEW)

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SHEET TITLE:

PUD DETAILS

DT05

SHEET 6 OF 34

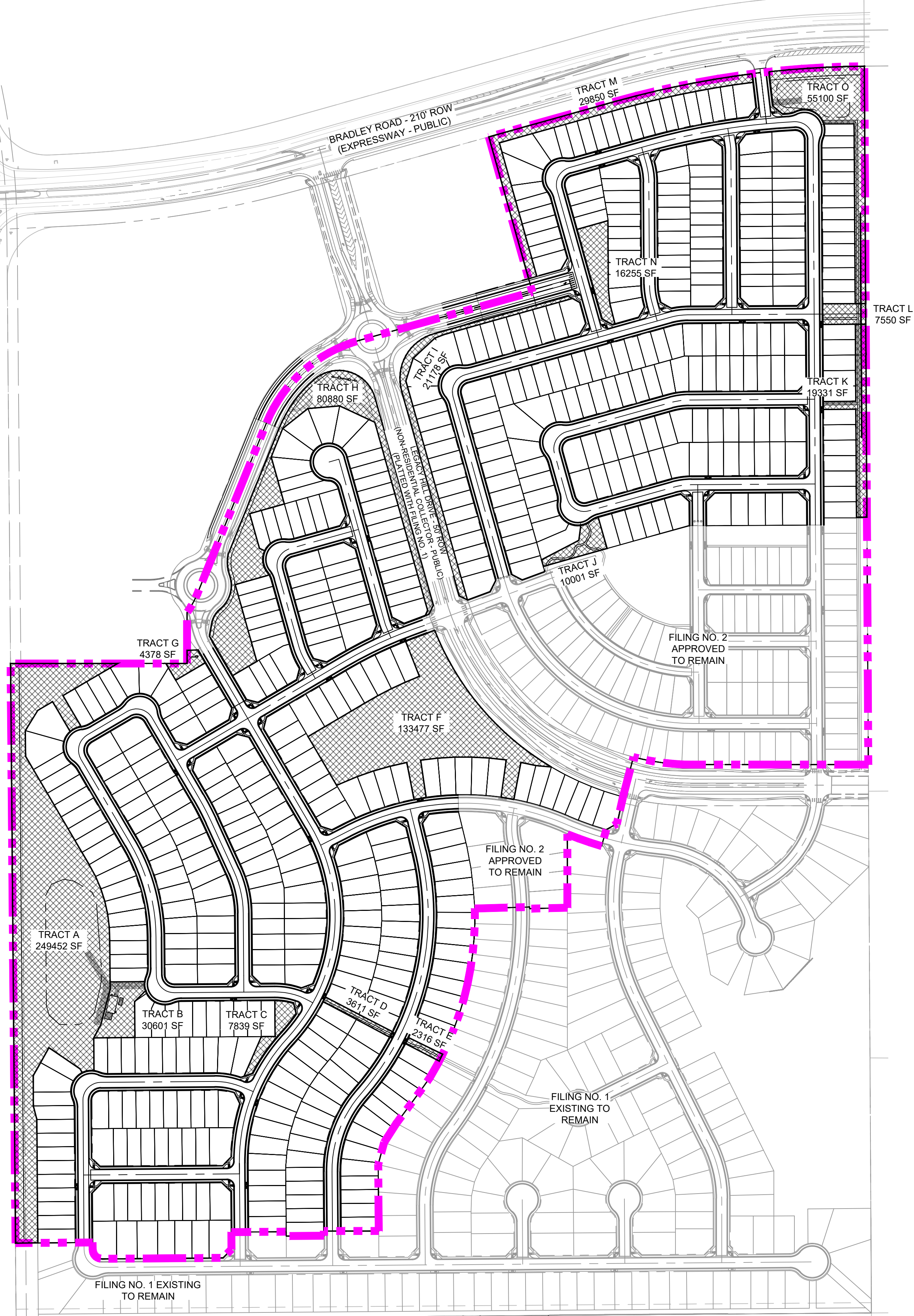
PCD FILE NO.:

TRACT MAP

Remove 'X' for the following Tracts: A, H, I, F, G, M
 (kiosk should not be placed along Legacy Hill frontage or Frontside Dr or portion of Sidewinder Drive in the vicinity of the roundabout)

POWERS BOULEVARD - 210' ROW
 (FREEWAY - PUBLIC)

FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\DT06.DWG



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

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

- TRACT NOTES:
 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.

CONSULTANTS:
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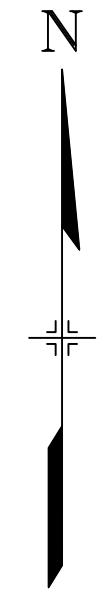
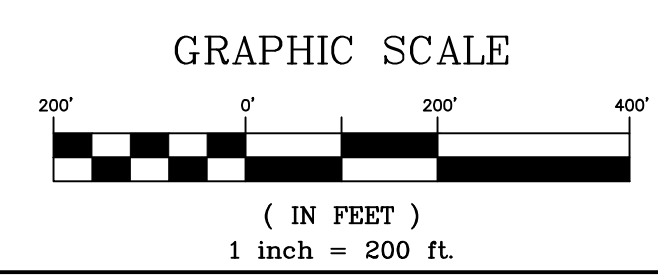
SHEET TITLE:

PUD DETAILS

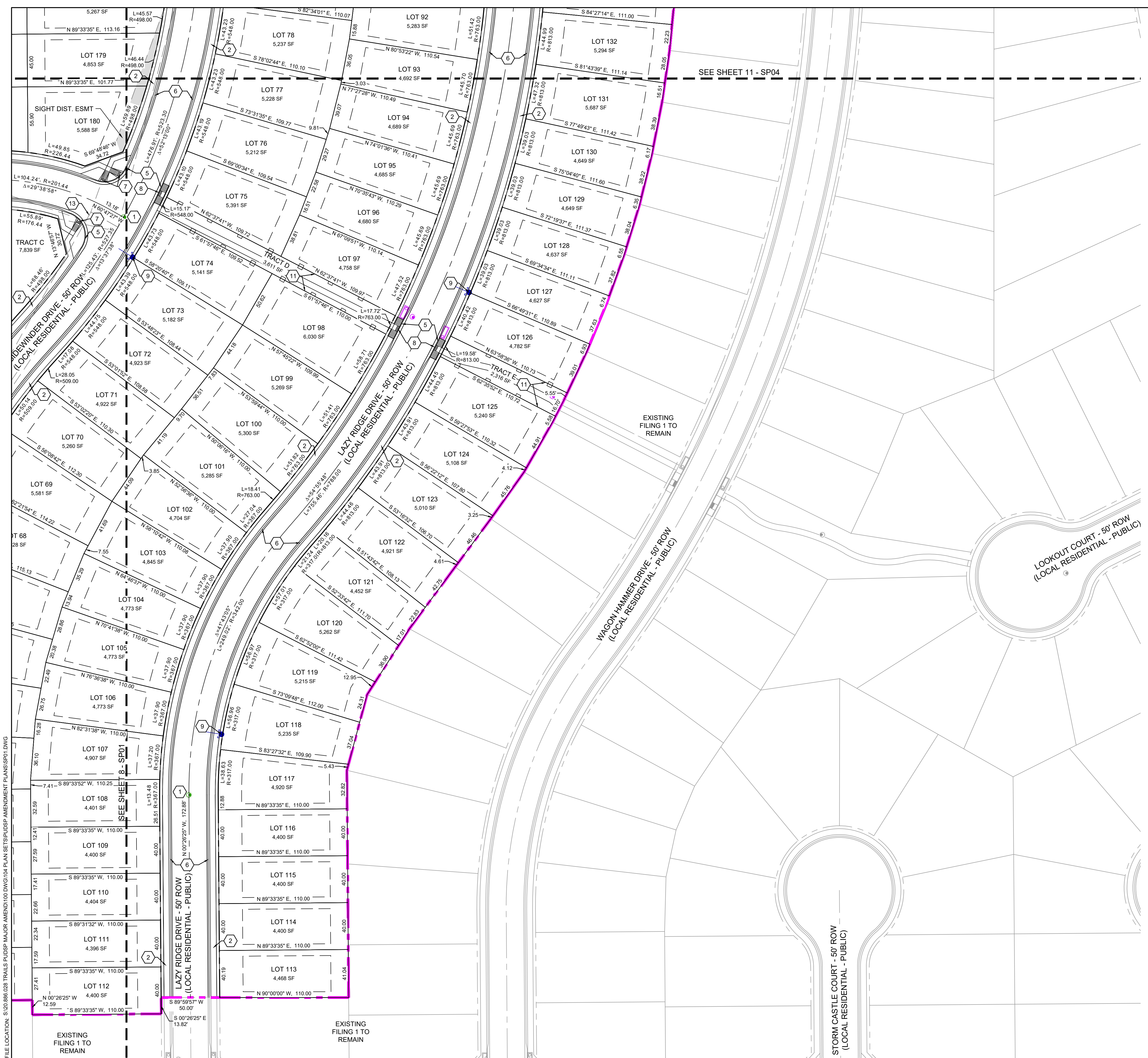
DT06

SHEET 7 OF 34

PCD FILE NO.:



FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND 100 DWG\104 PLAN SET\SP\SP2.PDF AMENDMENT PLANS\SP01.DWG

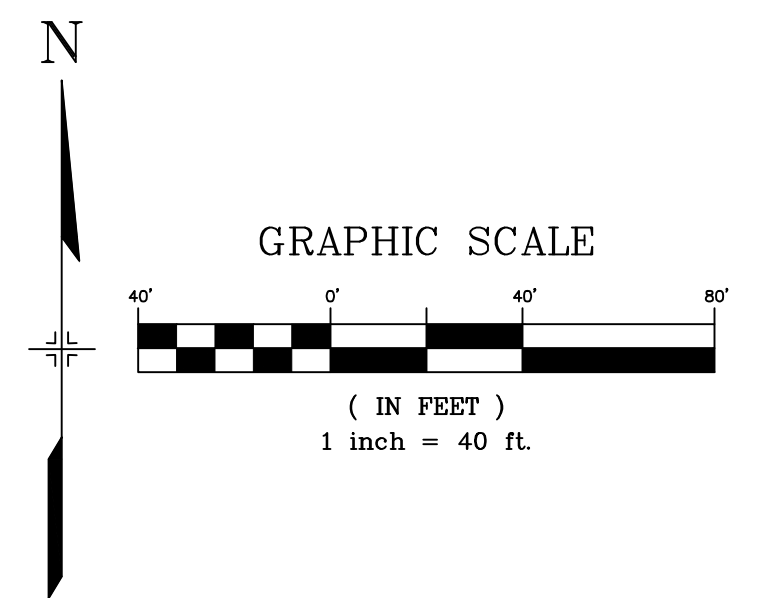


LEGEND

- 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'.



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SHEET TITLE:
PRELIMINARY SITE PLAN
SP02
 SHEET 9 OF 34

PCD FILE NO.:

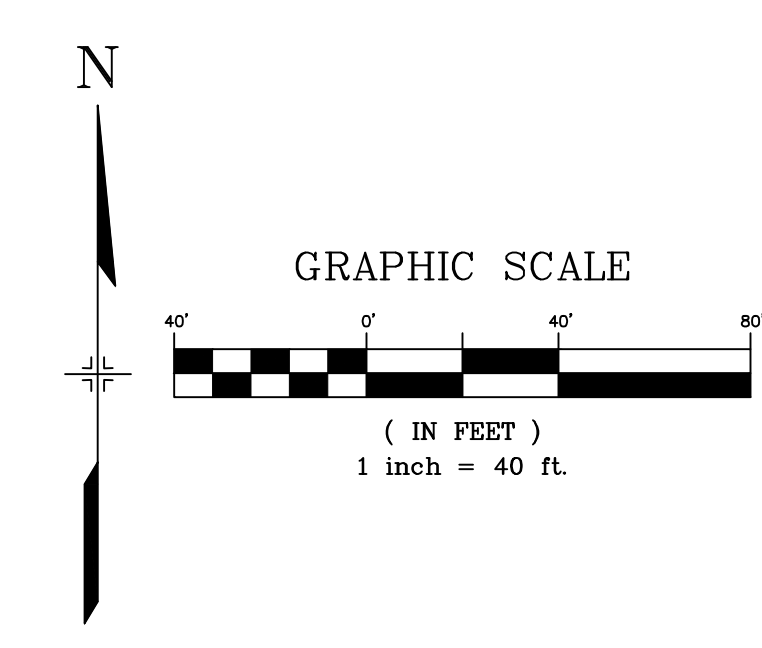


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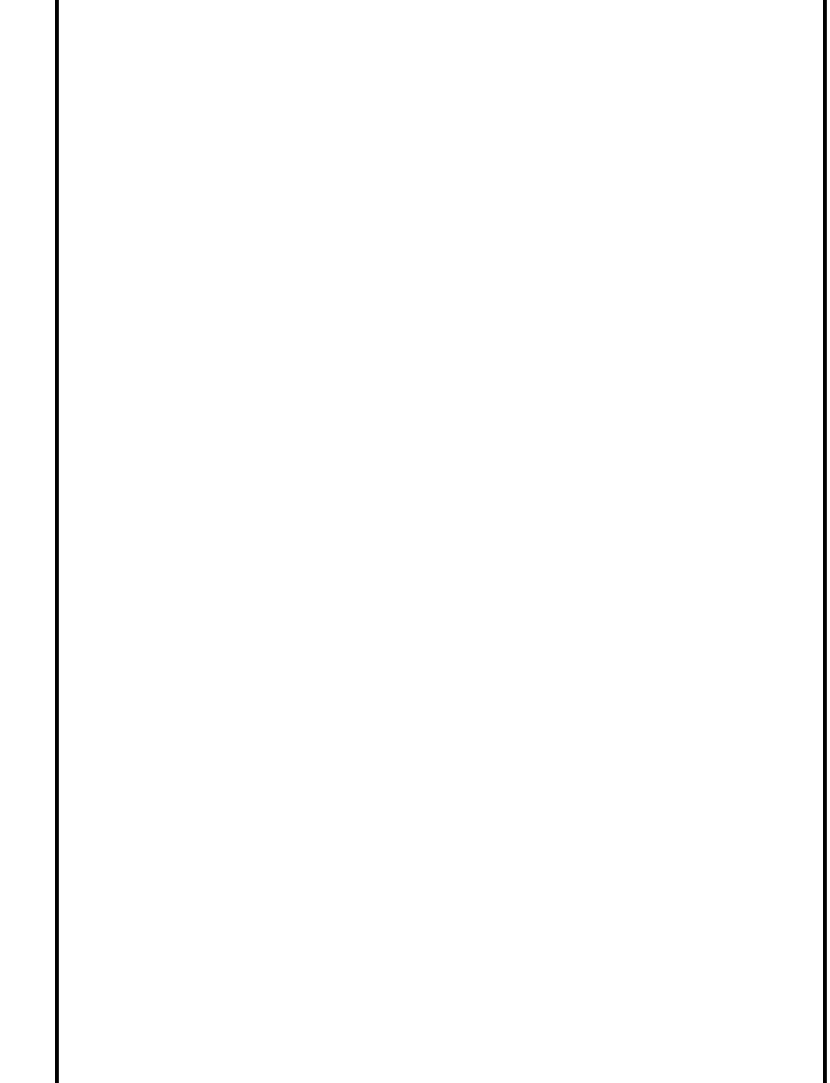
- PROPOSED EASEMENT
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PRELIMINARY SITE PLAN

SP03

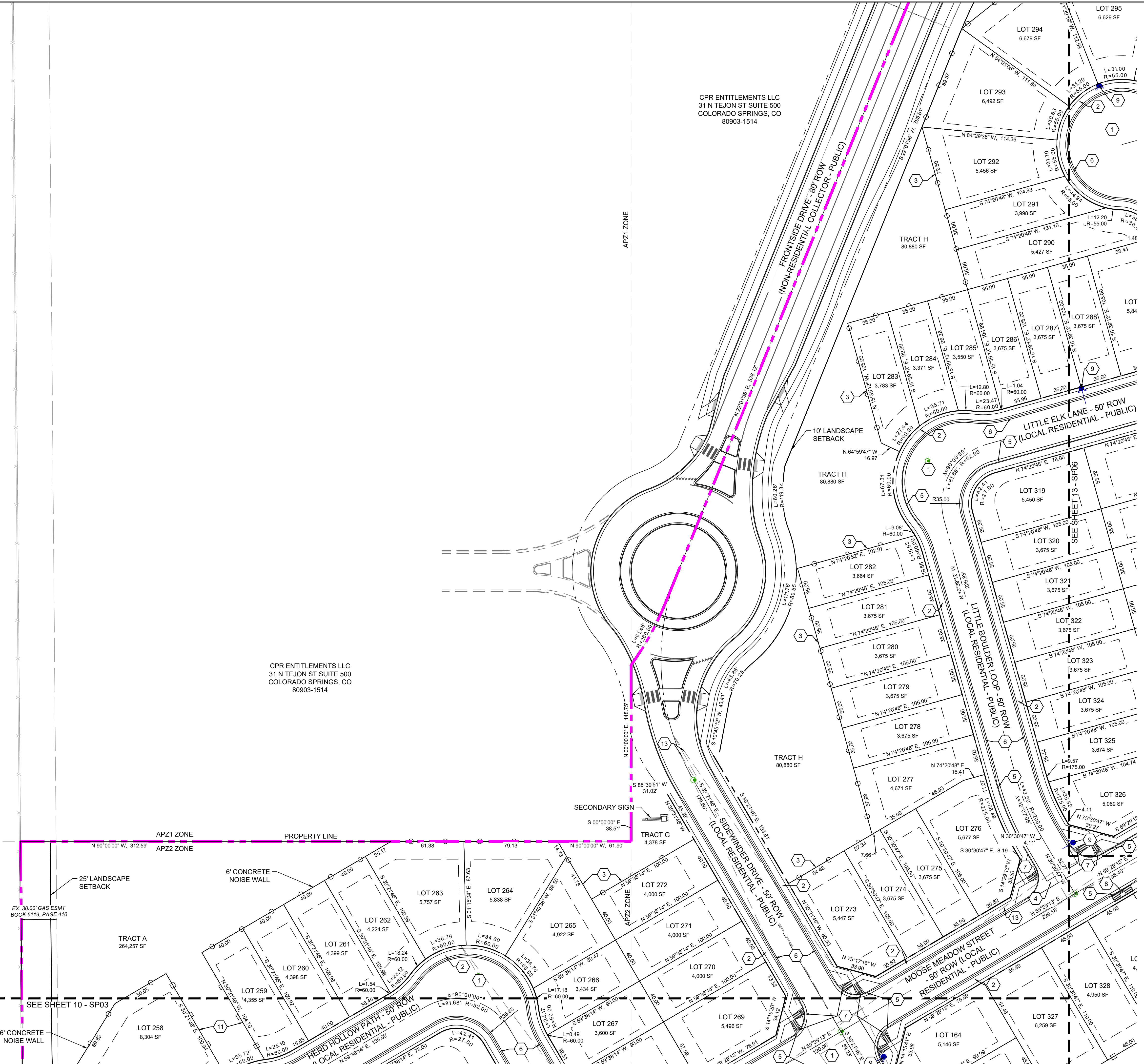
SHEET 10 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20 886 028 TRAILS PUD/SP AMENDMENT\100 DWG\104 PLAN SET\SP03.PSD/SP AMENDMENT PLANS\SP03.DWG

EX. 30.00' GAS ESMT BOOK 5119, PAGE 410

FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP5.PUDSP AMENDMENT PLANS\SP11.DWG

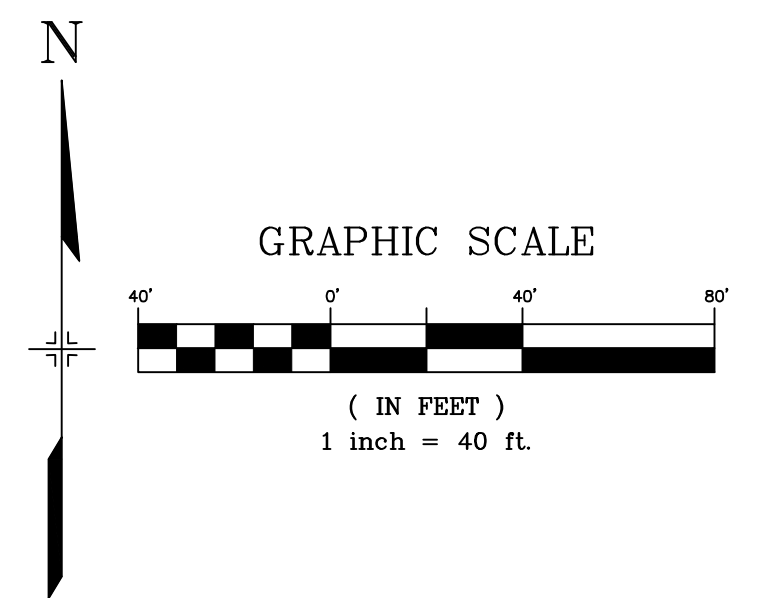


LEGEND

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)
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13	SIGHT TRIANGLE

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

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PRELIMINARY SITE PLAN

SP05

SHEET 12 OF 34

PCD FILE NO.:

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

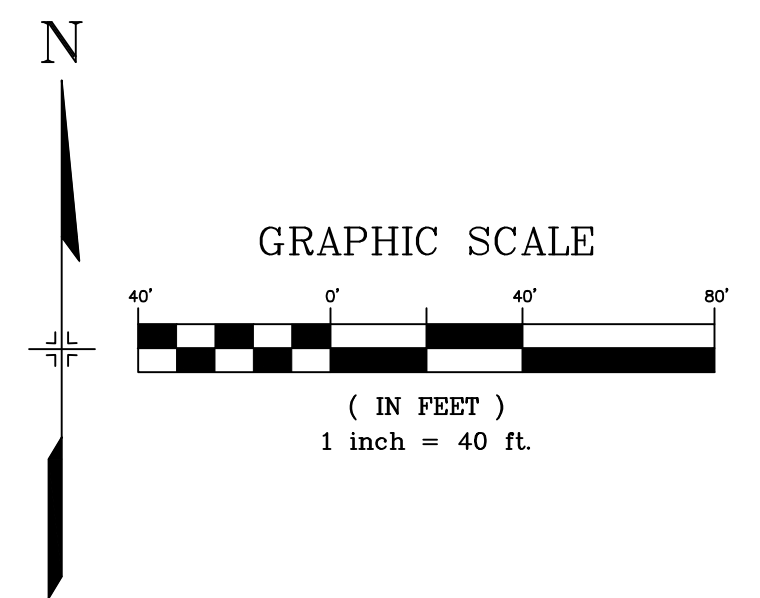


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- 4 CONCRETE CROSSSPAN (6" TYPICAL)
- 5 CURB AND GUTTER (EPC TYPE A)
- 6 CURB AND GUTTER (EPC OPTIONAL TYPE C)
- 7 PEDESTRIAN CURB RAMP
- 8 PARALLEL PEDESTRIAN CURB RAMP
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 RETAINING WALL (SEE DT04 FOR DETAIL)
-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

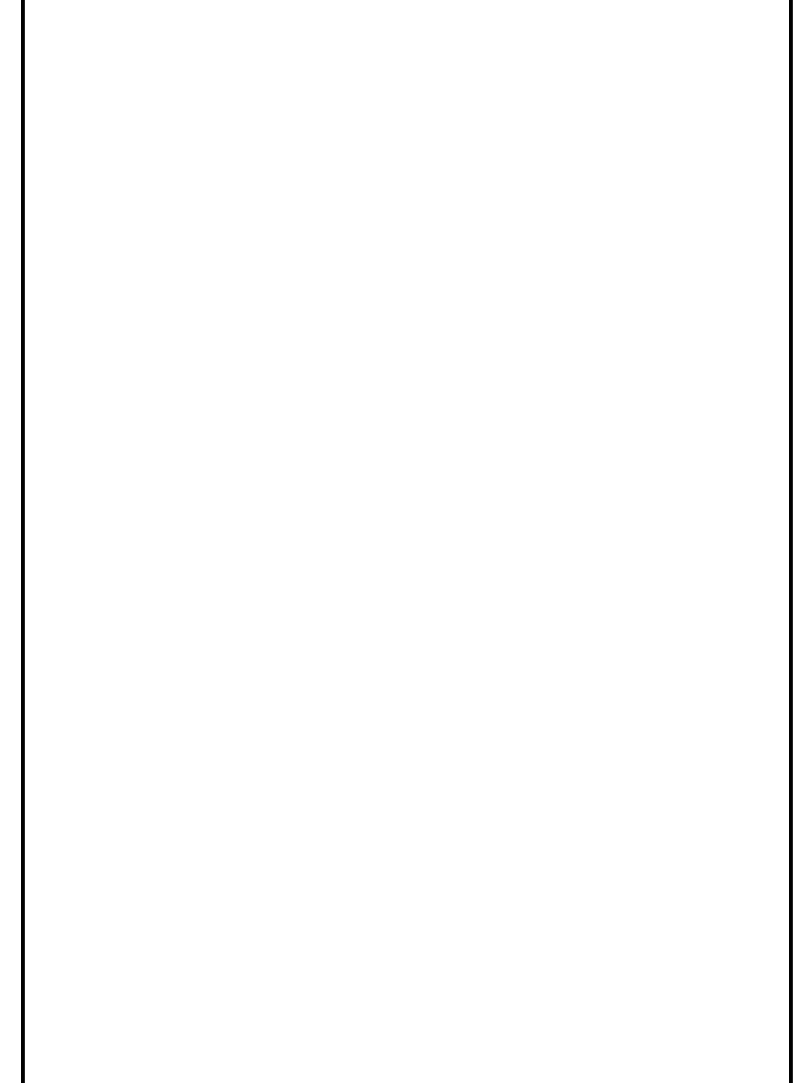
- PROPOSED EASEMENT
- LANDSCAPE SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE
- VINYL FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES

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



CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
 2435 RESEARCH PARKWAY, SUITE 300
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 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

SHEET TITLE:

PRELIMINARY SITE PLAN

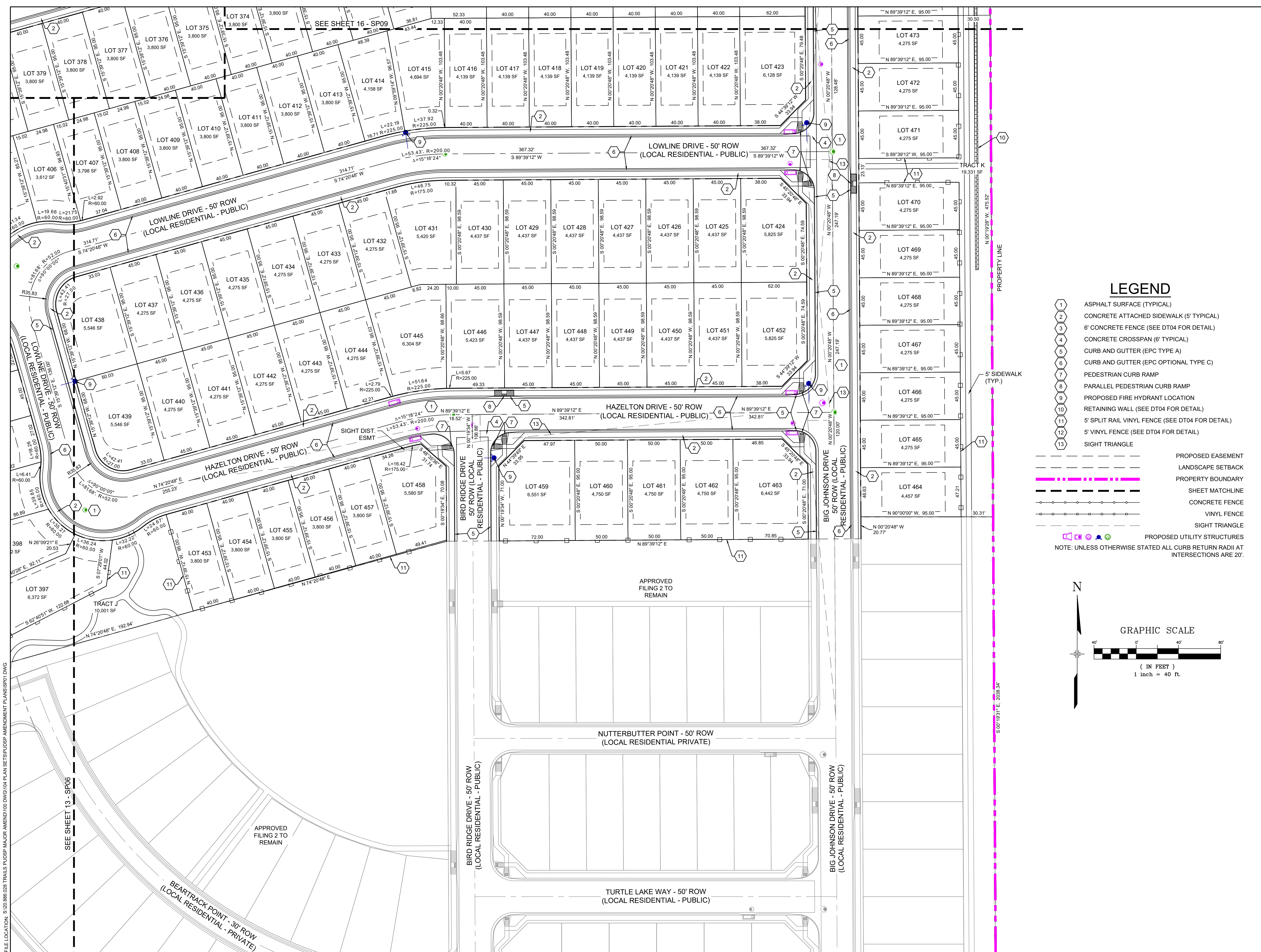
SP06

SHEET 13 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20.886.028 TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT\DWG\104 PLAN SET\SP06.PDF

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

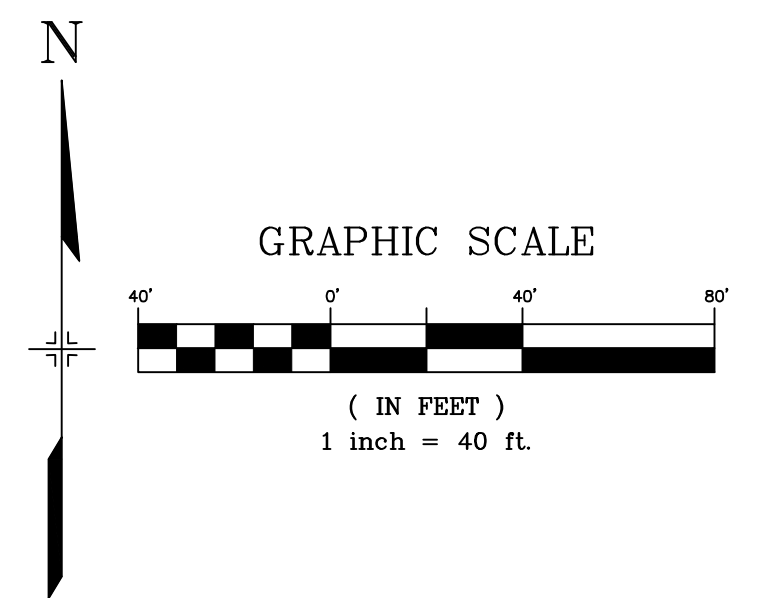


LEGEND

- 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

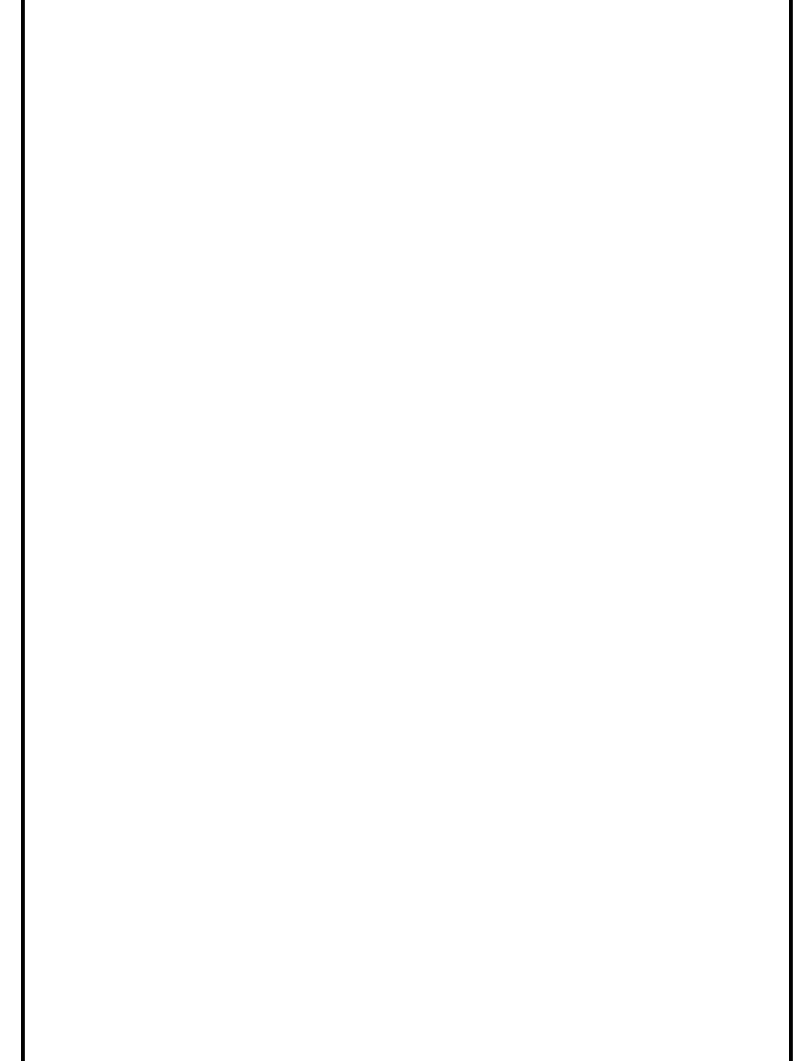
- PROPOSED EASEMENT
- LANDSCAPE SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE
- VINYL FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES

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



CONSULTANTS:
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 PHONE: (719) 575-0100
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OWNER/DEVELOPER:
COLA, LLC
 555 MIDDLE CREEK PKWY, SUITE 380
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 PHONE: (719) 382-9433



PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
 FEBRUARY 2021

REVISION HISTORY:

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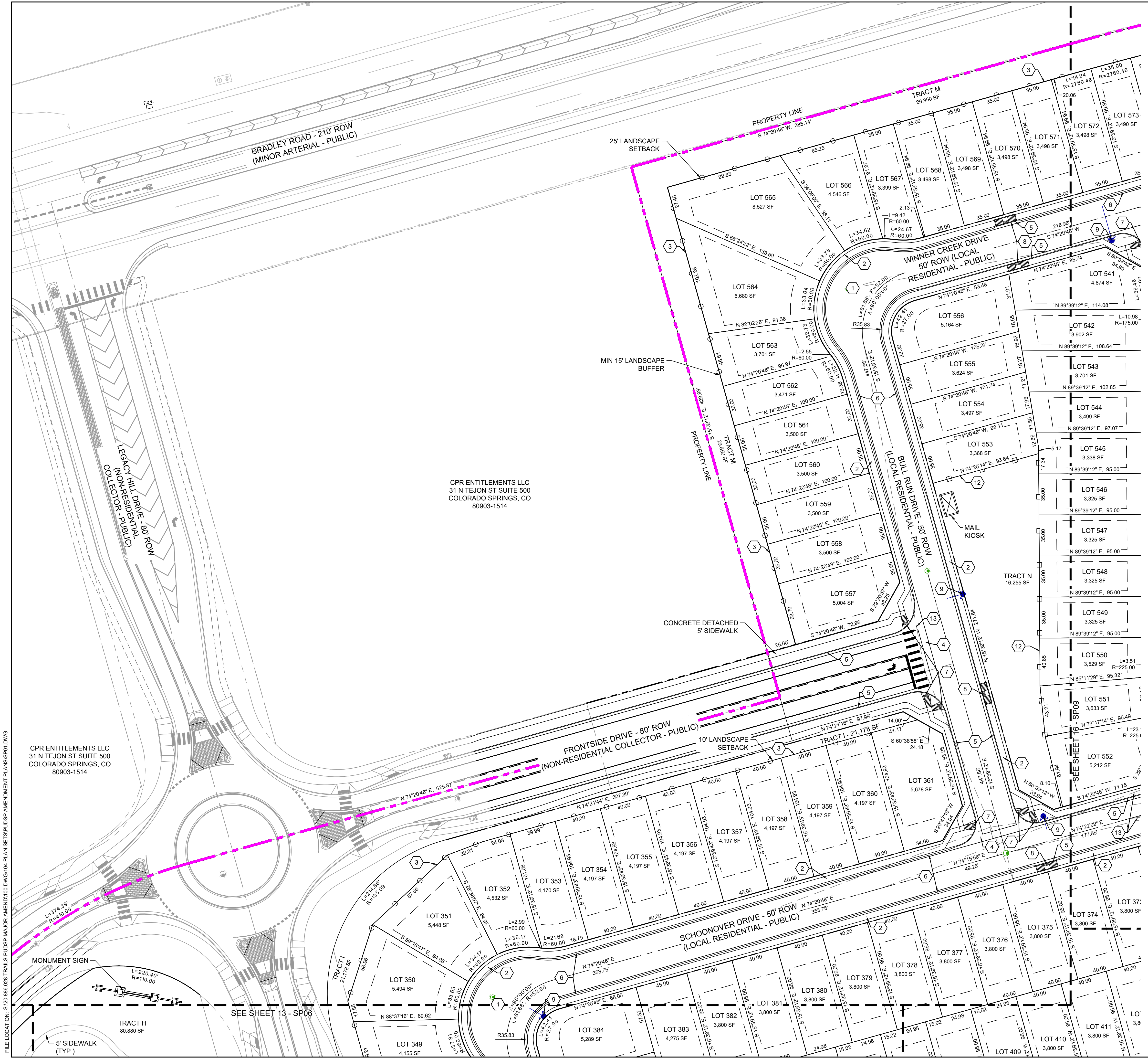
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 PROJECT NO: 20.886.028
 DRAWN BY: LCB
 CHECKED BY: NMS
 APPROVED BY: NMS
 SHEET TITLE:

PRELIMINARY SITE PLAN

SP07

SHEET 14 OF 34

PCD FILE NO.:



LEGEND

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

--- PROPOSED EASEMENT

--- LANDSCAPE SETBACK

--- PROPERTY BOUNDARY

--- SHEET MATCHLINE

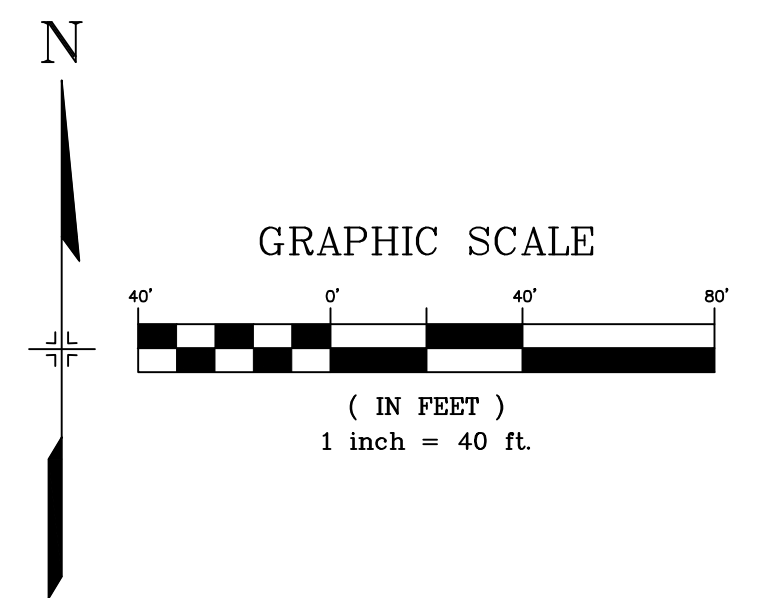
--- CONCRETE FENCE

--- VINYL FENCE

--- SIGHT TRIANGLE

○ ○ ○ ○ ○ PROPOSED UTILITY STRUCTURES

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



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PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
 FEBRUARY 2021

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

SHEET TITLE:
PRELIMINARY SITE PLAN
SP08
 SHEET 15 OF 34

PCD FILE NO.:

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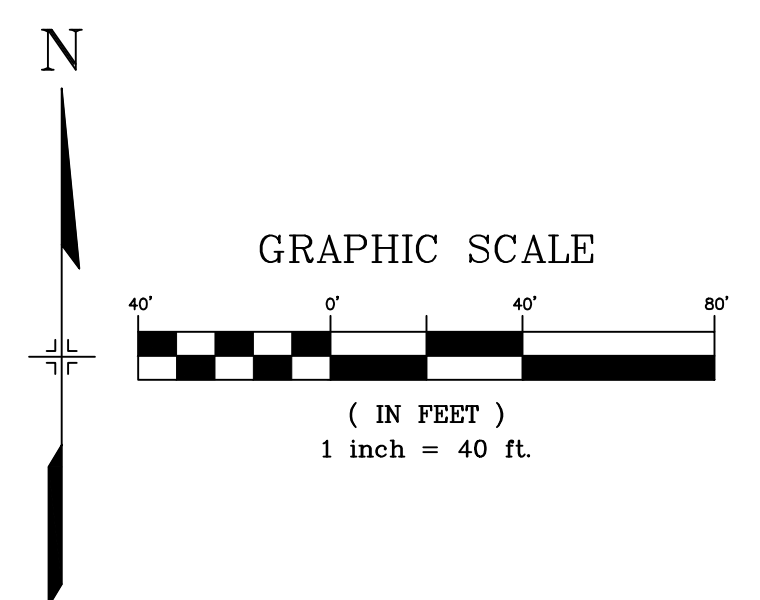
CPR ENTITLEMENTS LLC
 31 N TEJON ST SUITE 500
 COLORADO SPRINGS, CO
 80903-1514

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



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



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PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
 FEBRUARY 2021

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DRAWING INFORMATION:
 PROJECT NO: 20.886.028
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 APPROVED BY: NMS

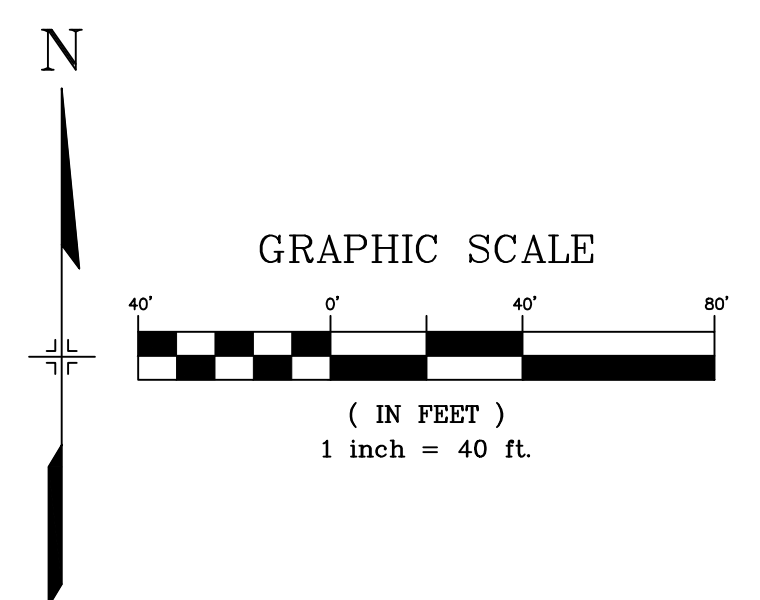
SHEET TITLE:
PRELIMINARY GRADING PLAN
GR02
 SHEET 18 OF 34

FILE LOCATION: S:\20.886.028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SP 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



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PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
 FEBRUARY 2021

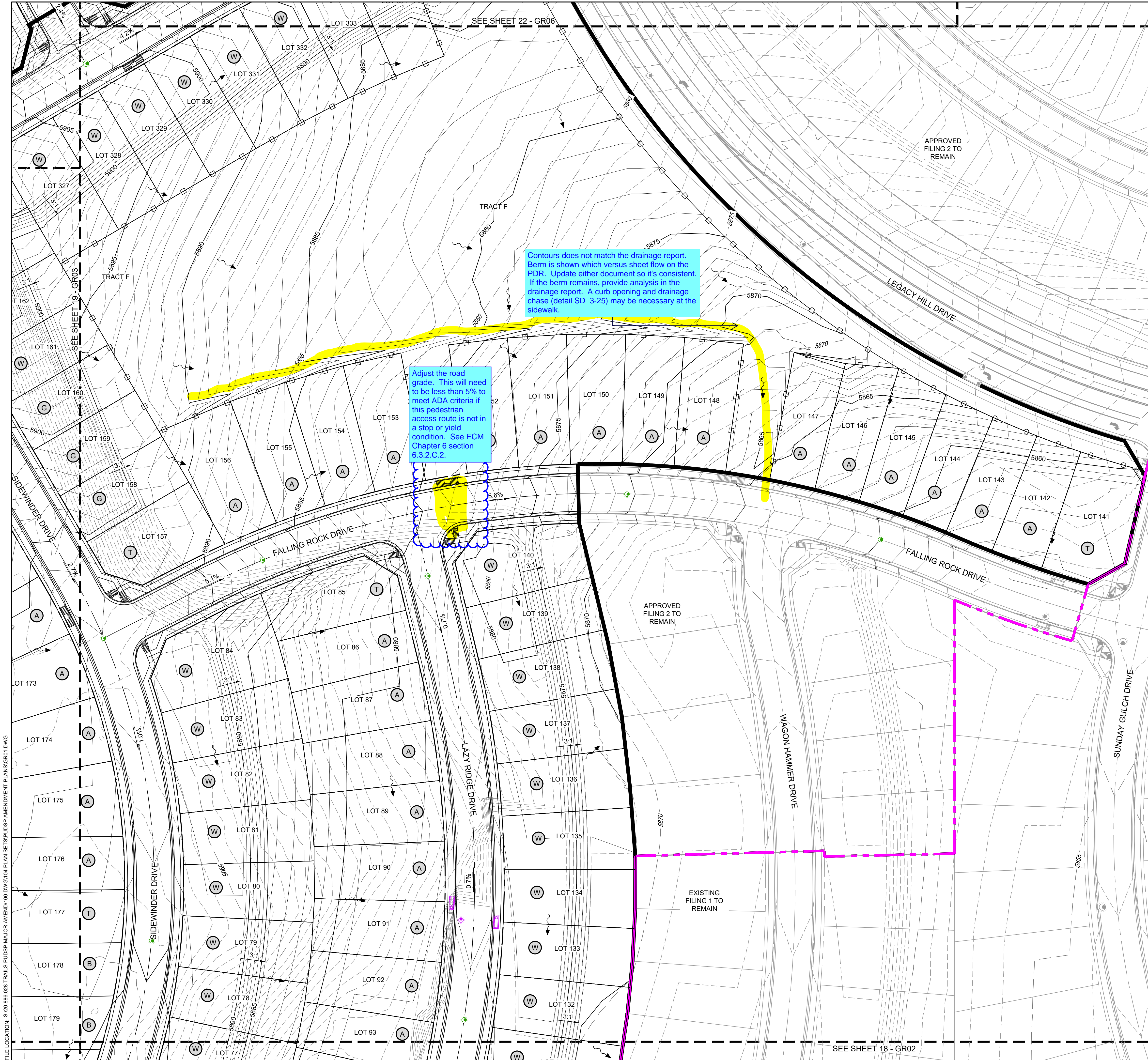
REVISION HISTORY:

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 PROJECT NO: 20.886.028
 DRAWN BY: LCB
 CHECKED BY: NMS
 APPROVED BY: NMS

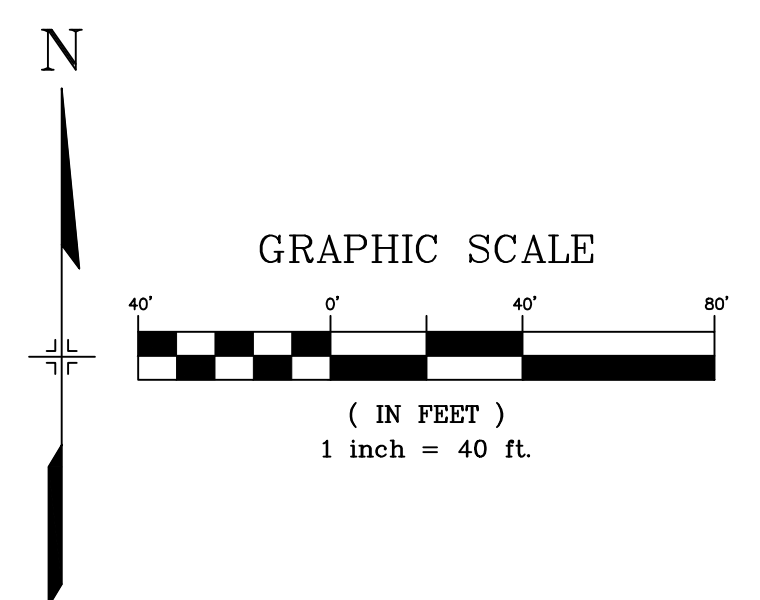
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PRELIMINARY GRADING PLAN
GR03
 SHEET 19 OF 34

PCD FILE NO.:



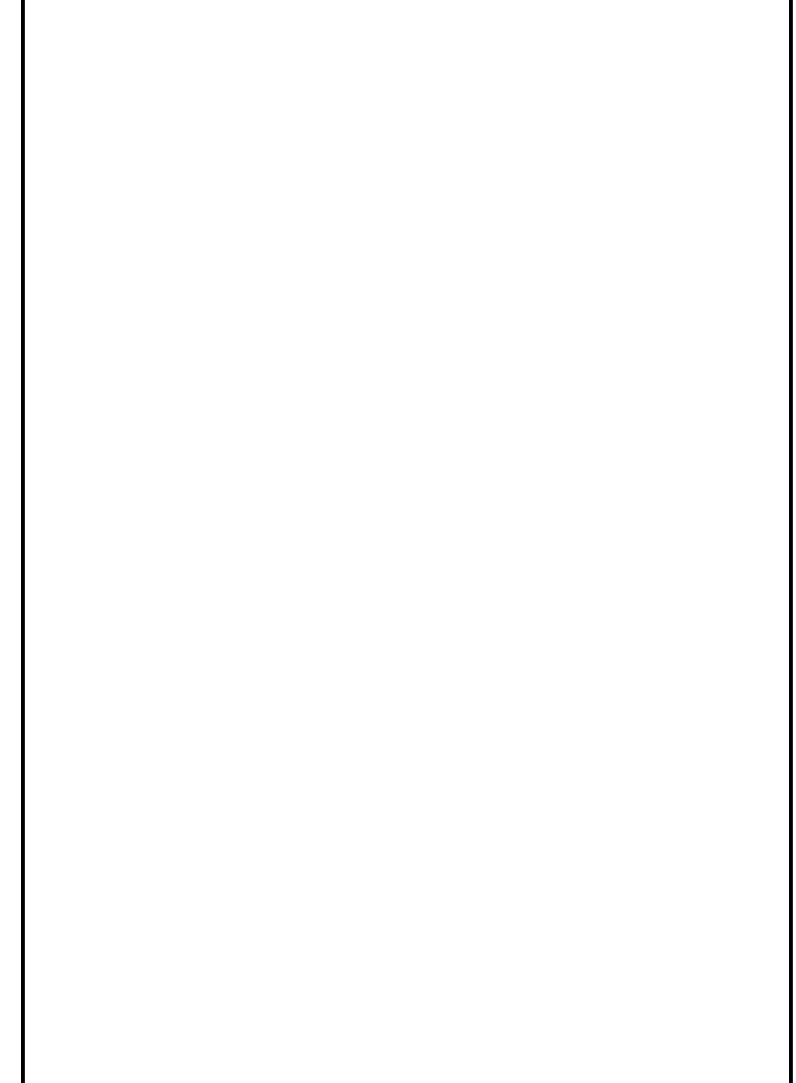
LEGEND

- 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:
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2435 RESEARCH PARKWAY, SUITE 300
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PHONE: (719) 575-0100
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PROJECT:

TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021

REVISION HISTORY:

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DRAWING INFORMATION:

PROJECT NO: 20.886.028
DRAWN BY: LCB
CHECKED BY: NMS
APPROVED BY: NMS

SHEET TITLE:

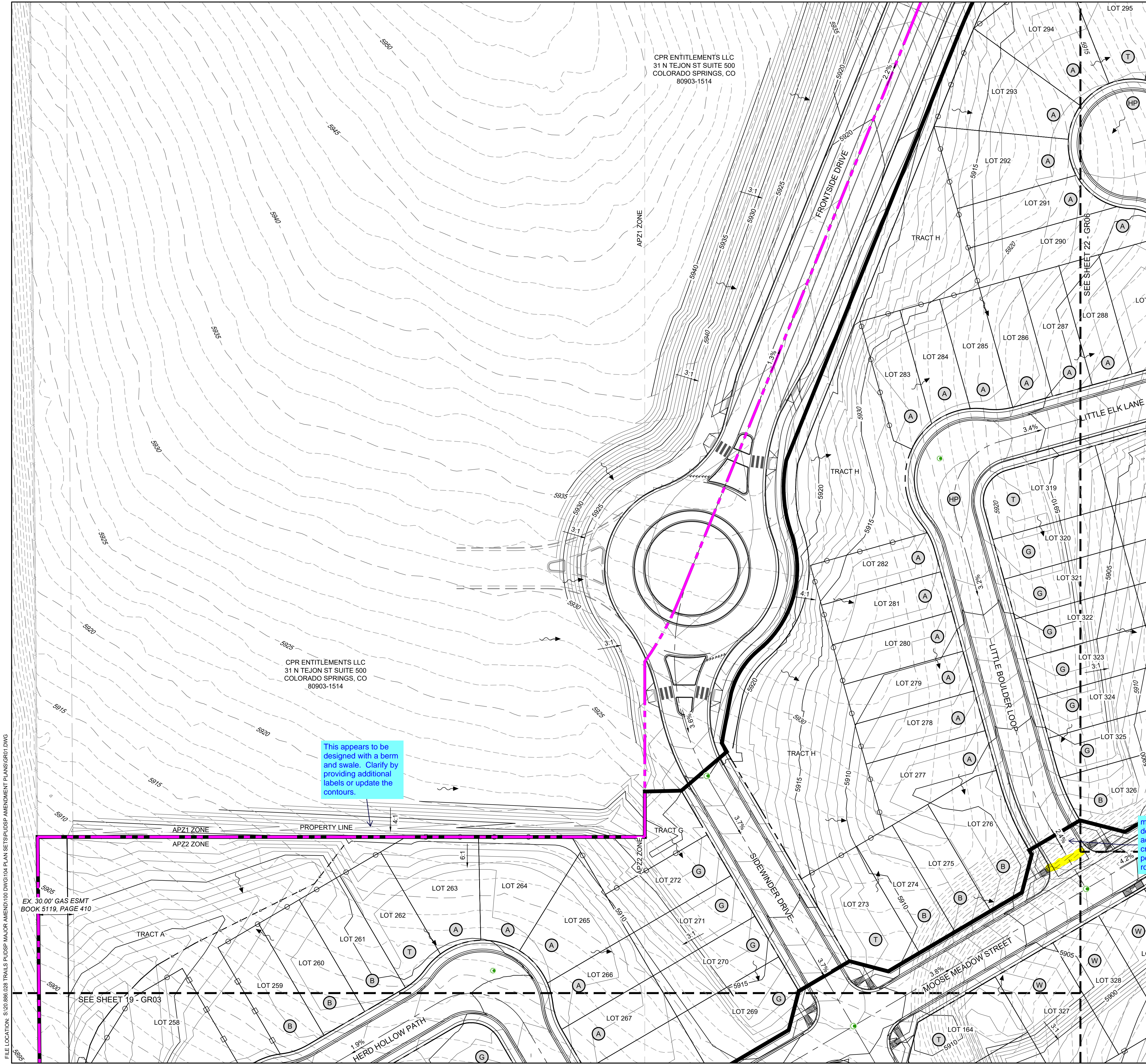
PRELIMINARY GRADING PLAN

GR04

SHEET 20 OF 34

PCD FILE NO.:

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

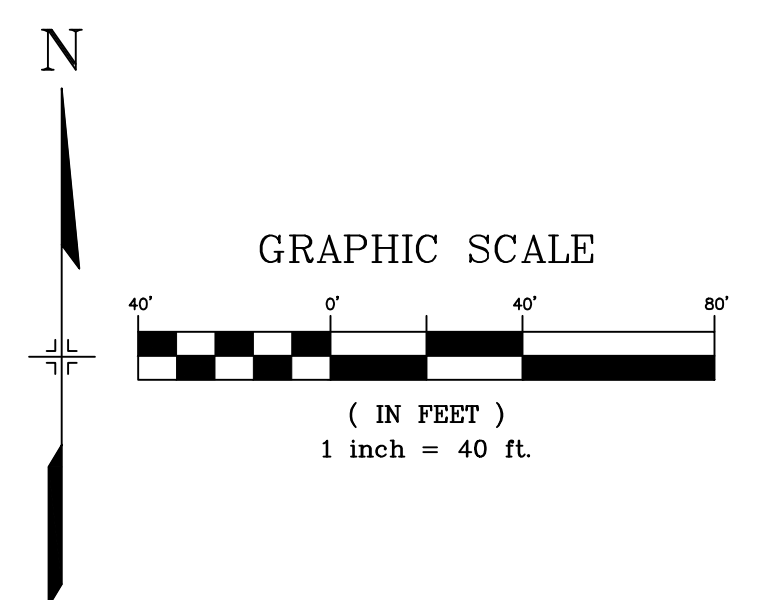
CPR ENTITLEMENTS LLC
31 N TEJON ST SUITE 500
COLORADO SPRINGS, CO
80903-1514

This appears to be designed with a berm and swale. Clarify by providing additional labels or update the contours.

make sure final road design can accommodate a 2% cross slope along the pedestrian access route.

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
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OWNER/DEVELOPER:
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555 MIDDLE CREEK PKWY, SUITE 380
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PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021

REVISION HISTORY:

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

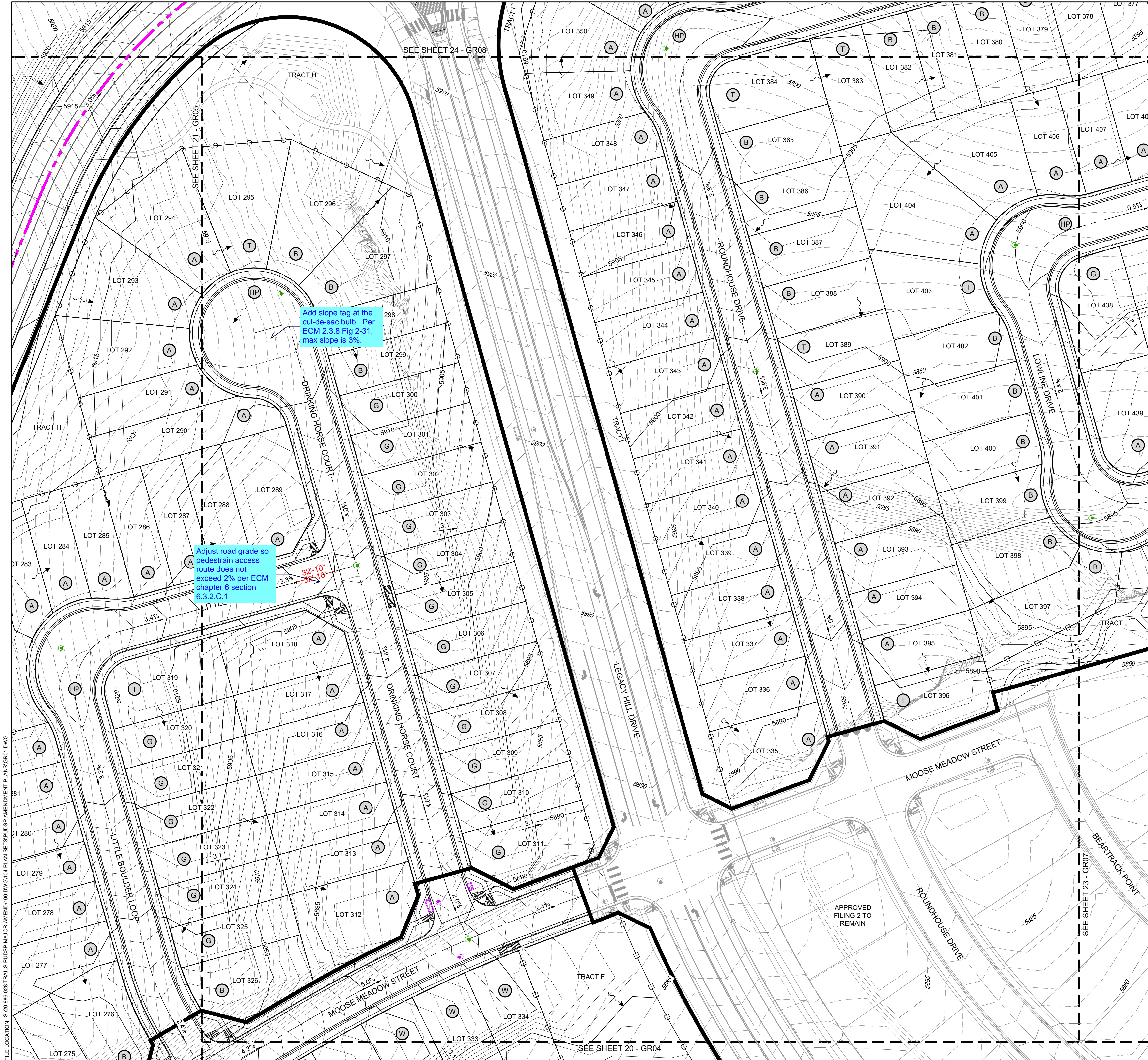
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GR05
SHEET 21 OF 34
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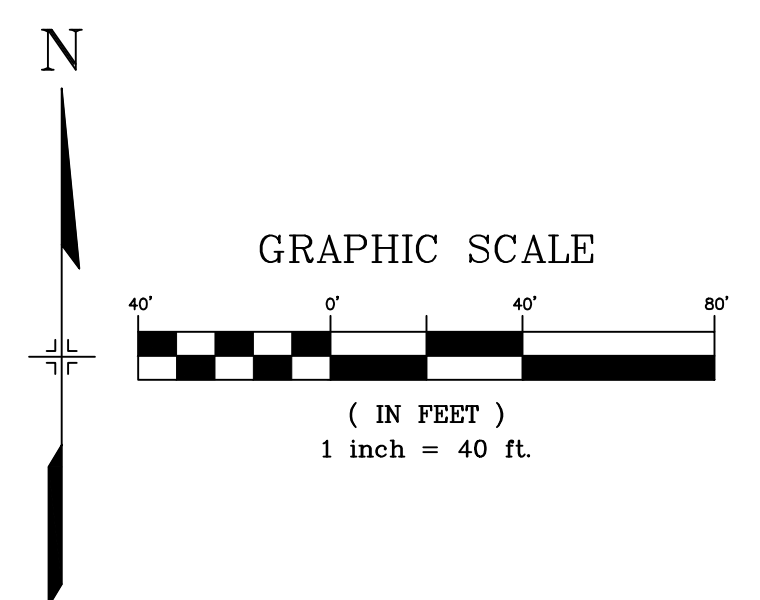
EX 30.00' GAS ESMT
BOOK 5119, PAGE 410

SEE SHEET 19 - GR03



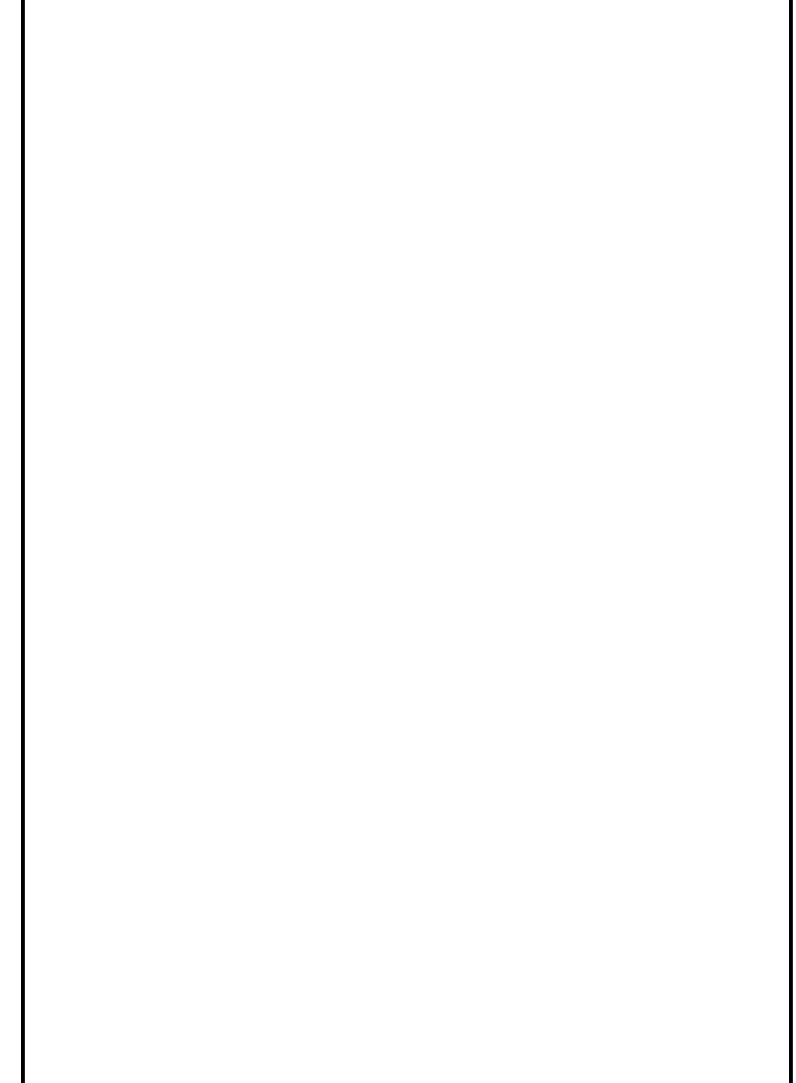
LEGEND

- 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:
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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: LCB

CHECKED BY: NMS

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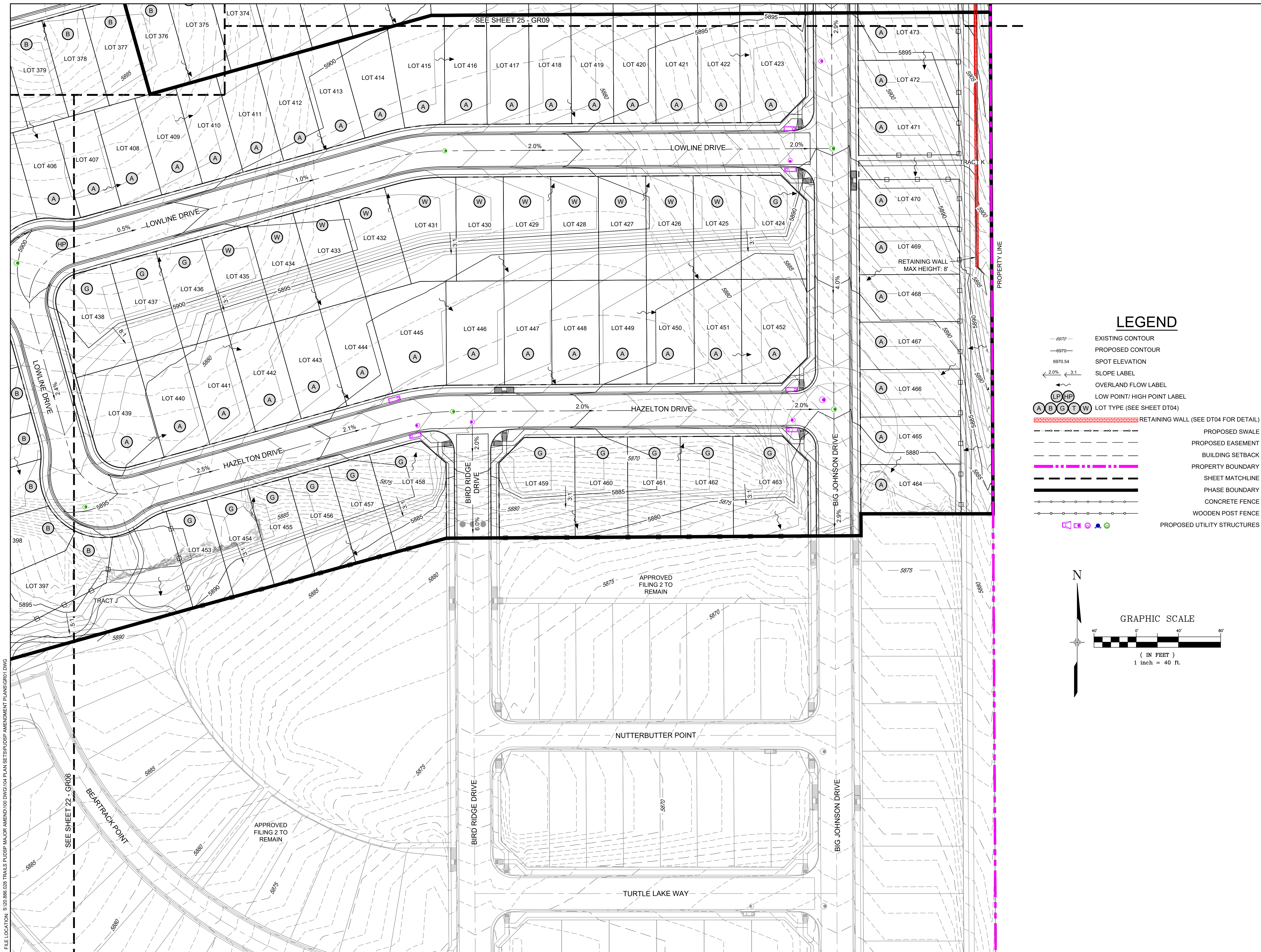
PRELIMINARY GRADING PLAN

GR06

SHEET 22 OF 34

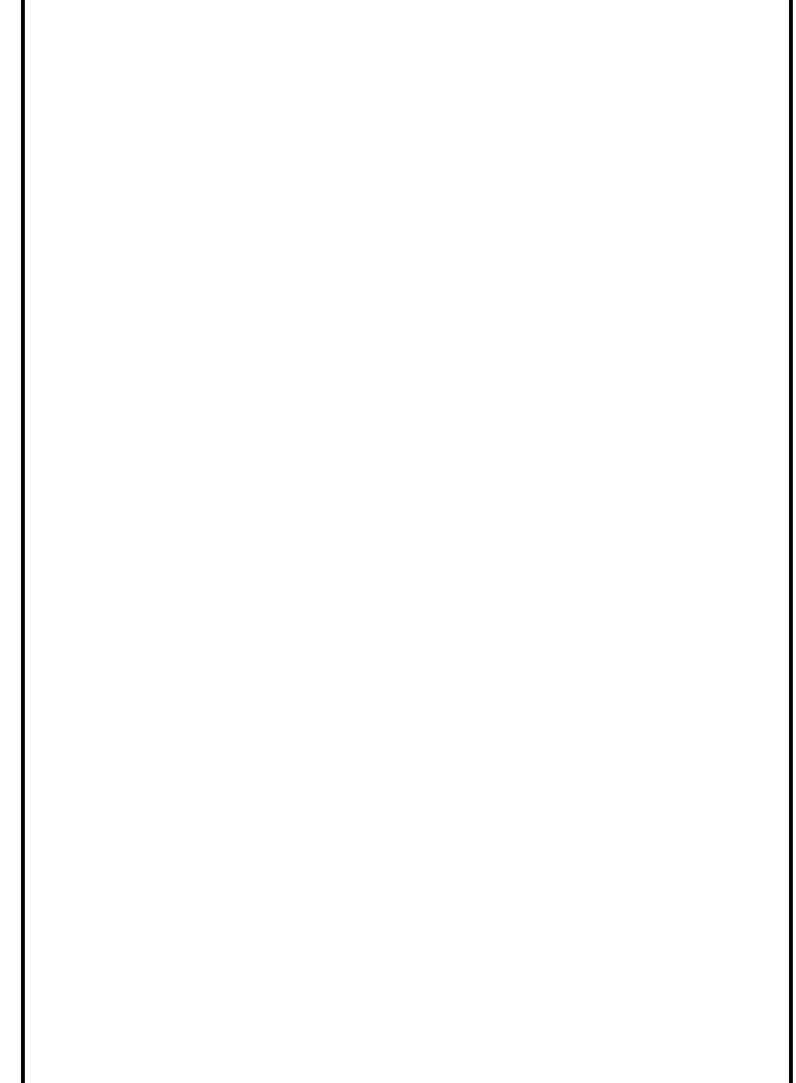
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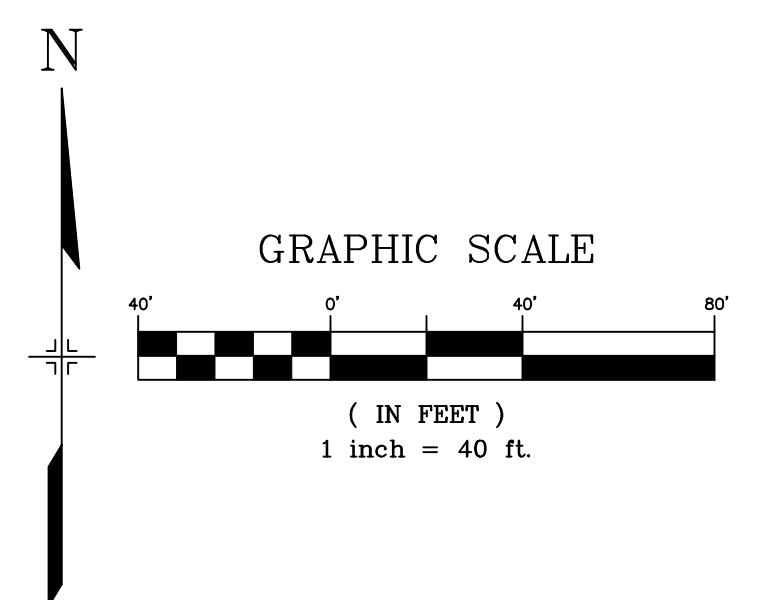


CONSULTANTS:
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 2435 RESEARCH PARKWAY, SUITE 300
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- ### LEGEND
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SPOT ELEVATION
 - SLOPE LABEL
 - OVERLAND FLOW LABEL
 - LOW POINT/ HIGH POINT LABEL
 - LOT TYPE (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



FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND 100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\GR07.DWG

PROJECT:

TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
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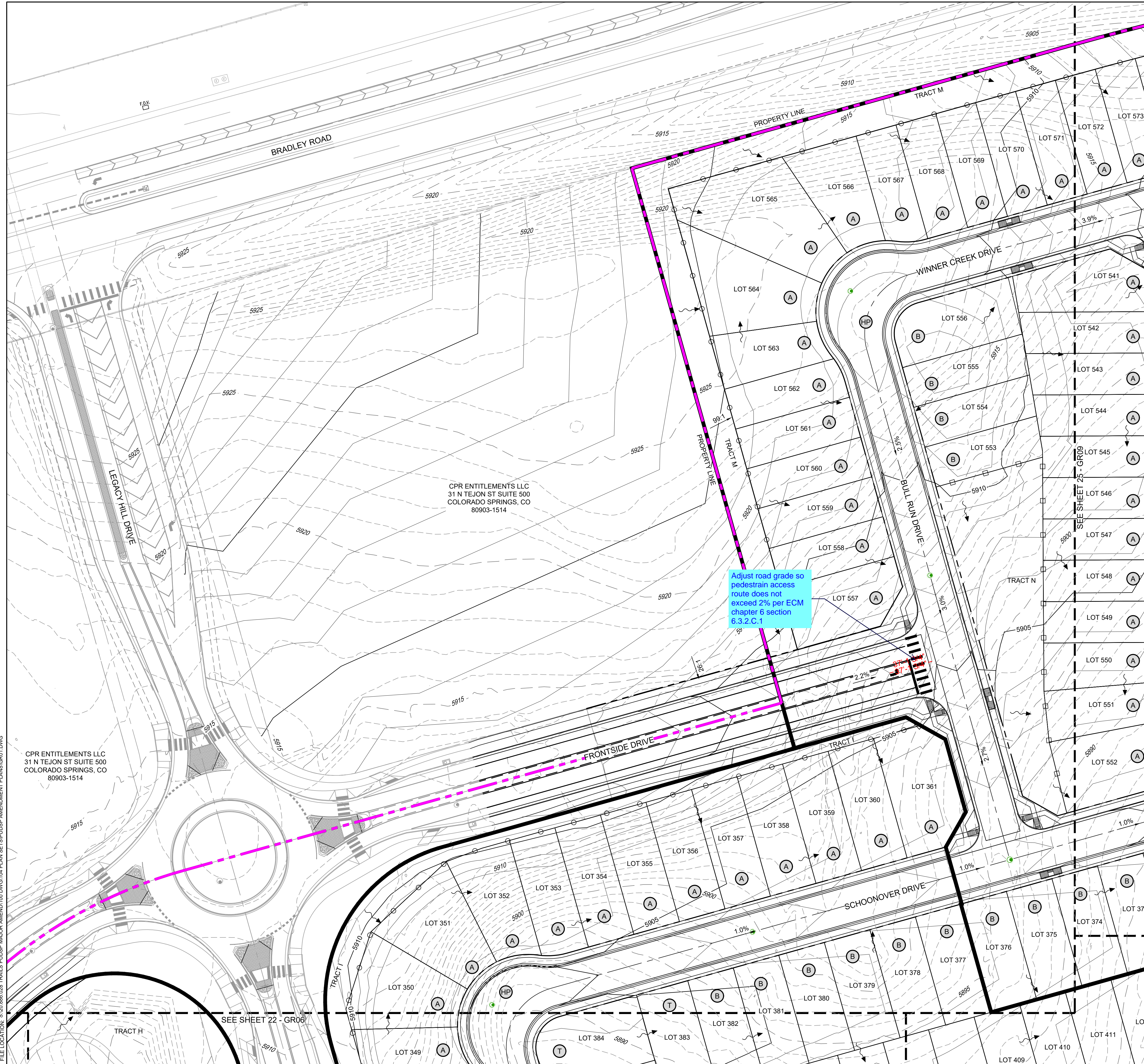
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PRELIMINARY GRADING PLAN

GR07

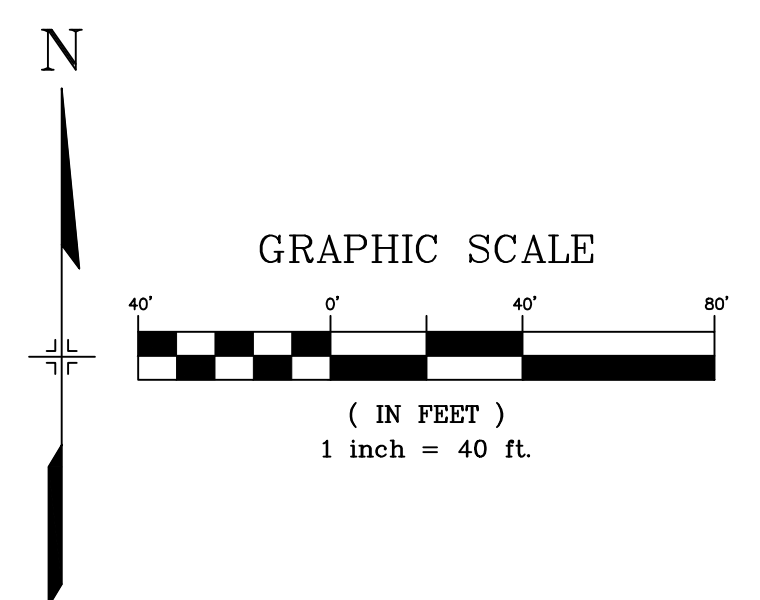
SHEET 23 OF 34

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
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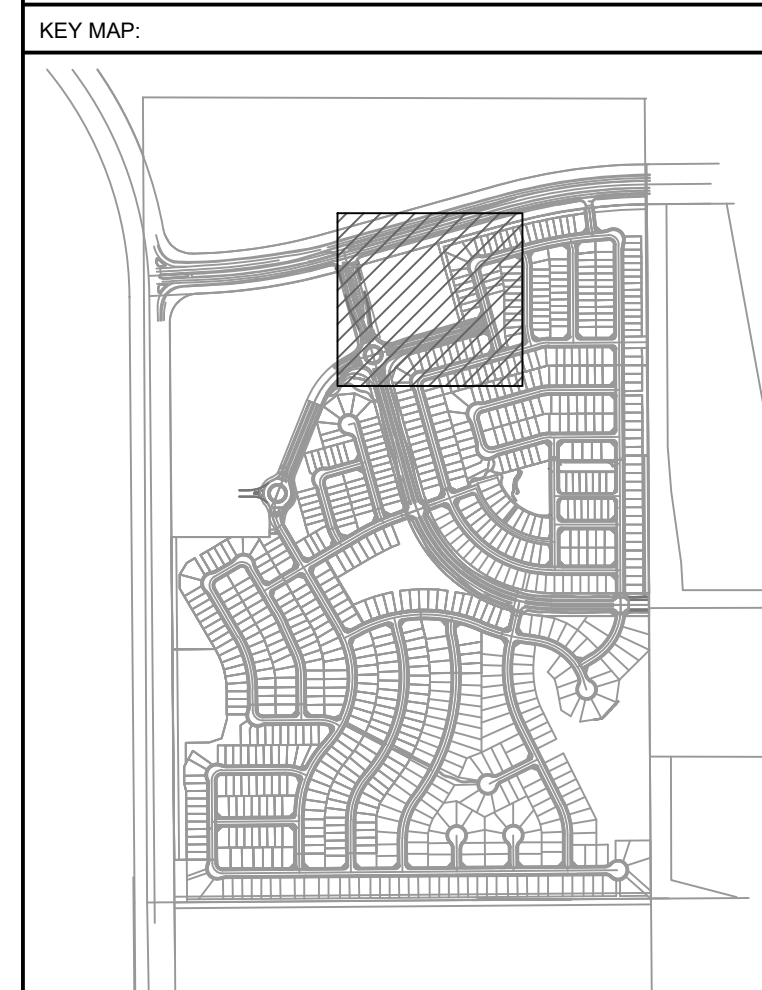
OWNER/DEVELOPER:
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PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
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DRAWING INFORMATION:

PROJECT NO: 20.886.028

DRAWN BY: LCB

CHECKED BY: NMS

APPROVED BY: NMS

SHEET TITLE:

PRELIMINARY GRADING PLAN

GR08

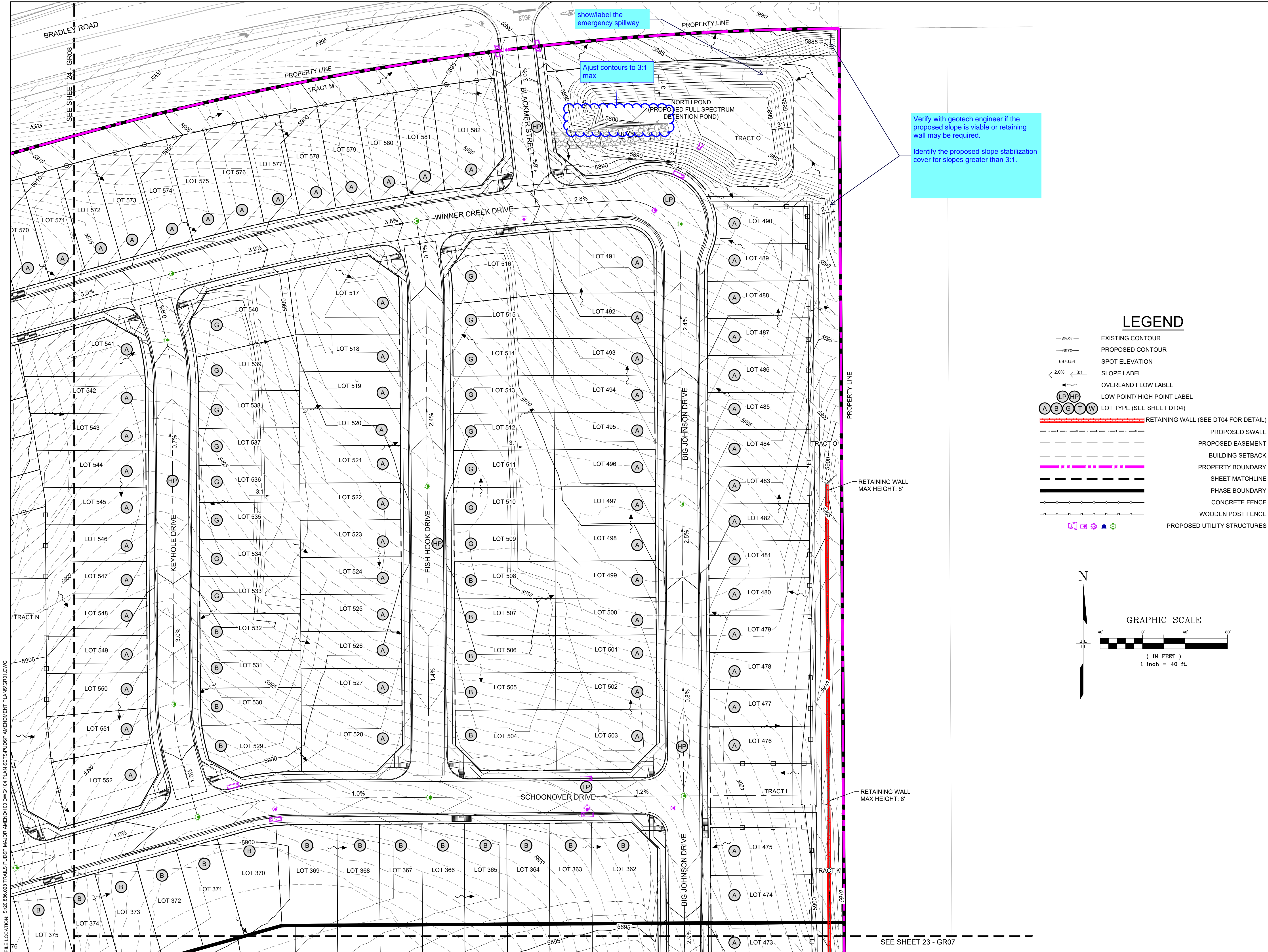
SHEET 24 OF 34

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

SEE SHEET 22 - GR06

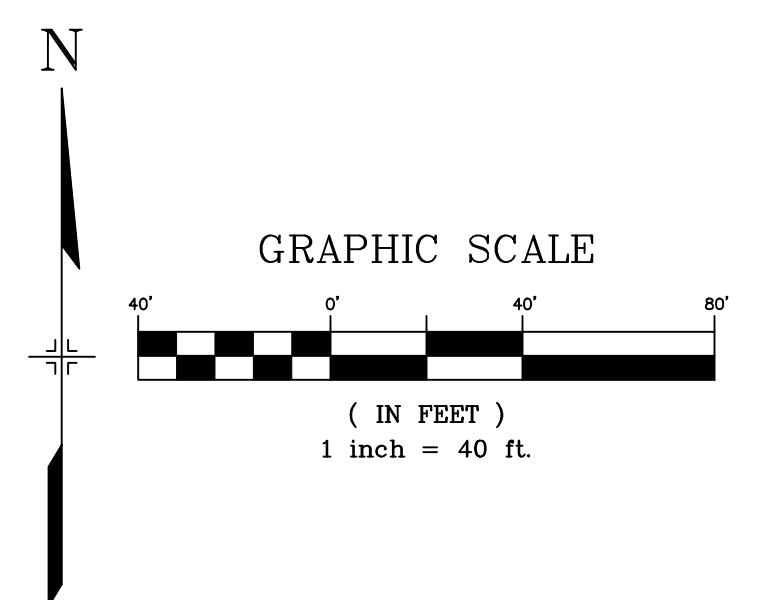


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LEGEND

- 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
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- PROPERTY BOUNDARY
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PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
 FEBRUARY 2021

REVISION HISTORY:

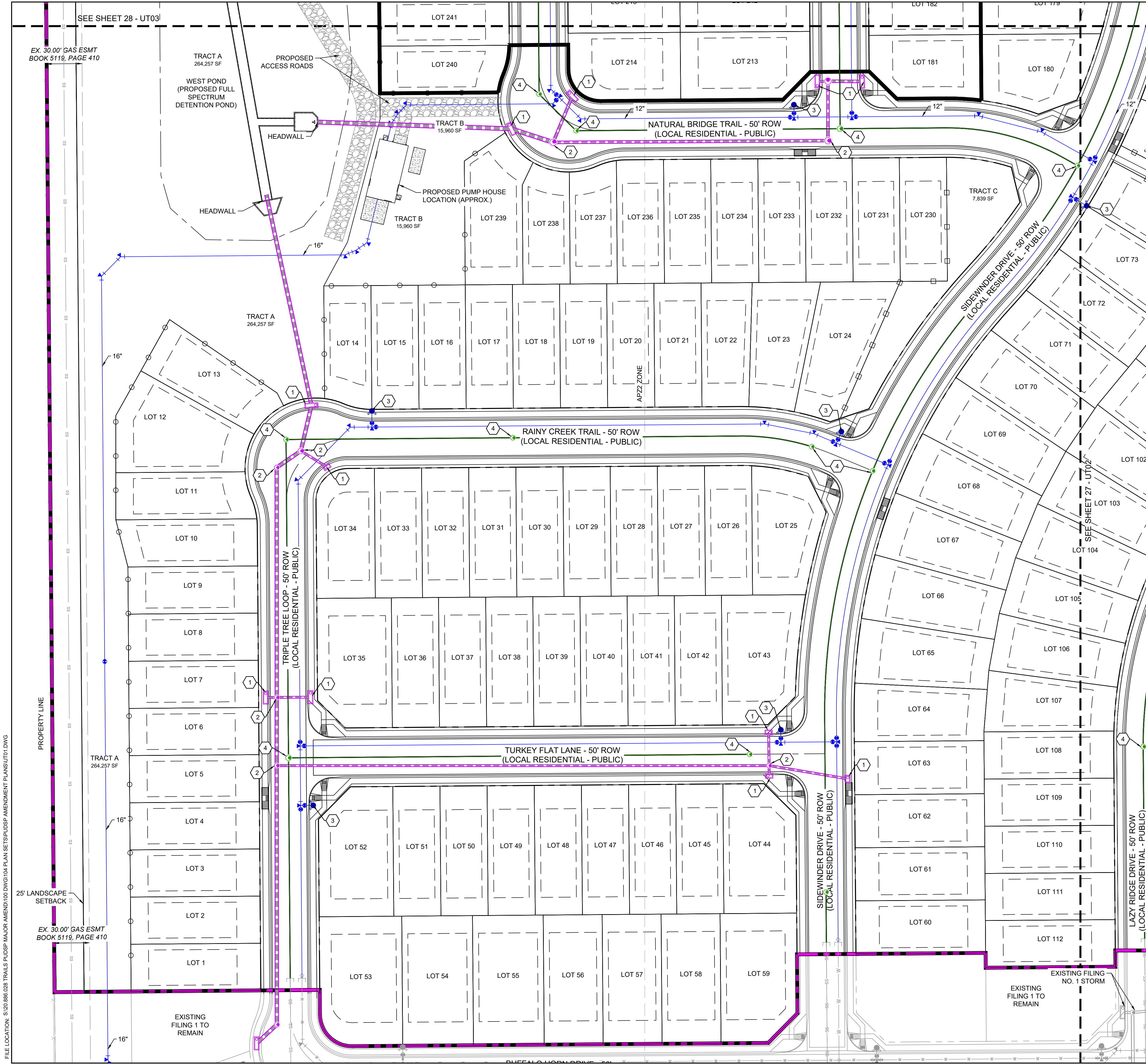
NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

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

PRELIMINARY GRADING PLAN

GR09
 SHEET 25 OF 34

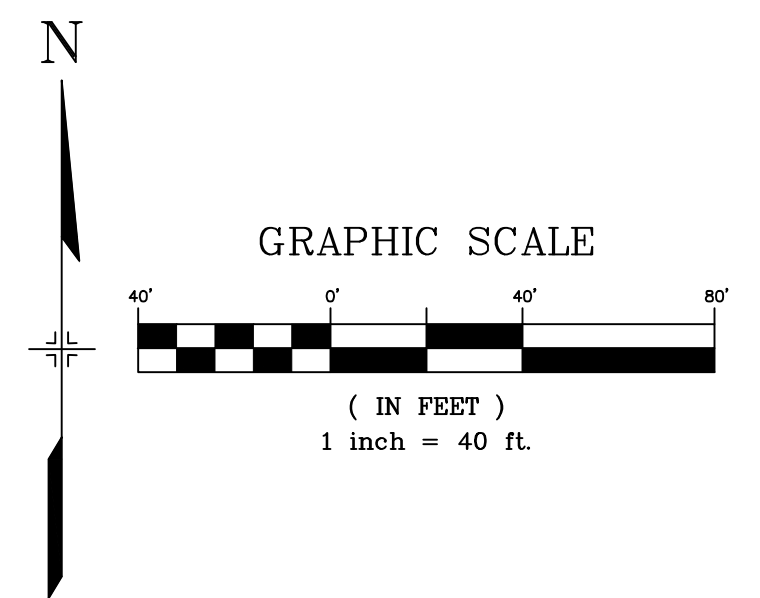
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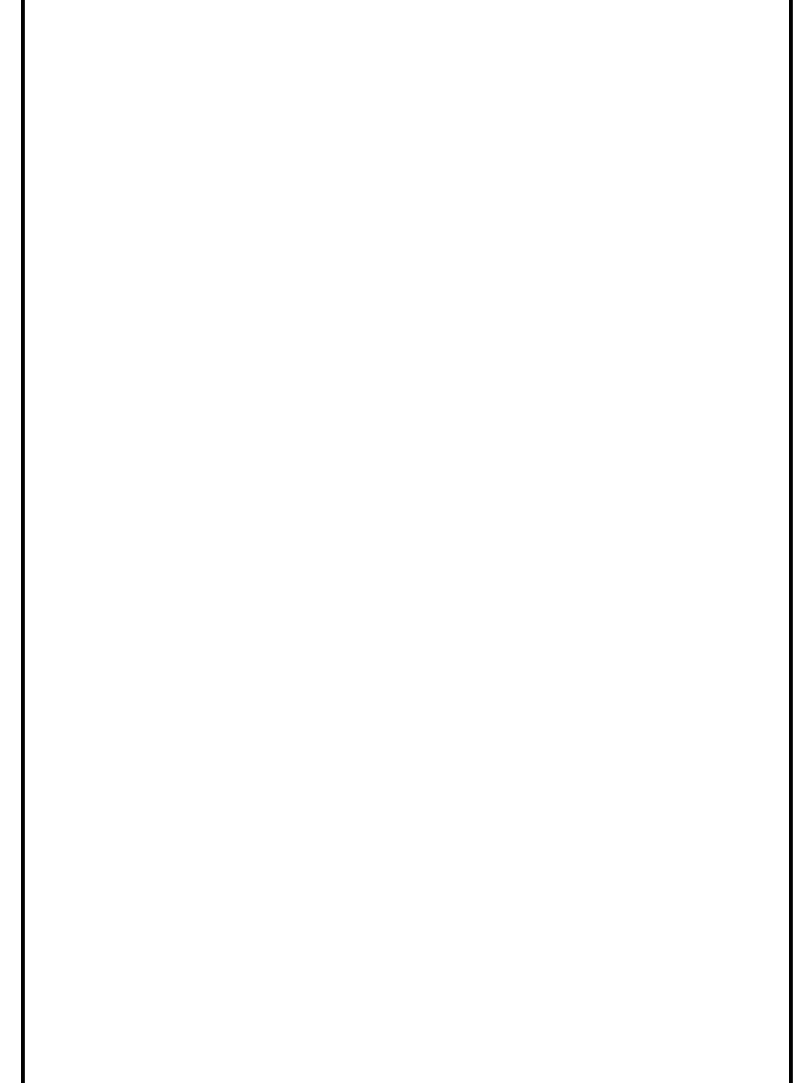
- EXISTING STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLETS
- PROP. STORM MANHOLE
- EXISTING WATER MAIN
- PROP. PUBLIC PVC WATER MAIN
- PROP. FIRE HYDRANT
- EXISTING SANITARY SEWER MAIN
- PROP. PUBLIC PVC SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. EASEMENT
- BUILDING SETBACK
- VINYL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

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

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



PROJECT:

TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
 FEBRUARY 2021

REVISION HISTORY:

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DRAWING INFORMATION:

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CHECKED BY: NMS

APPROVED BY: NMS

SHEET TITLE:

**PRELIMINARY
UTILITY PLAN**

UT01

SHEET 26 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20886\028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\UT01.DWG

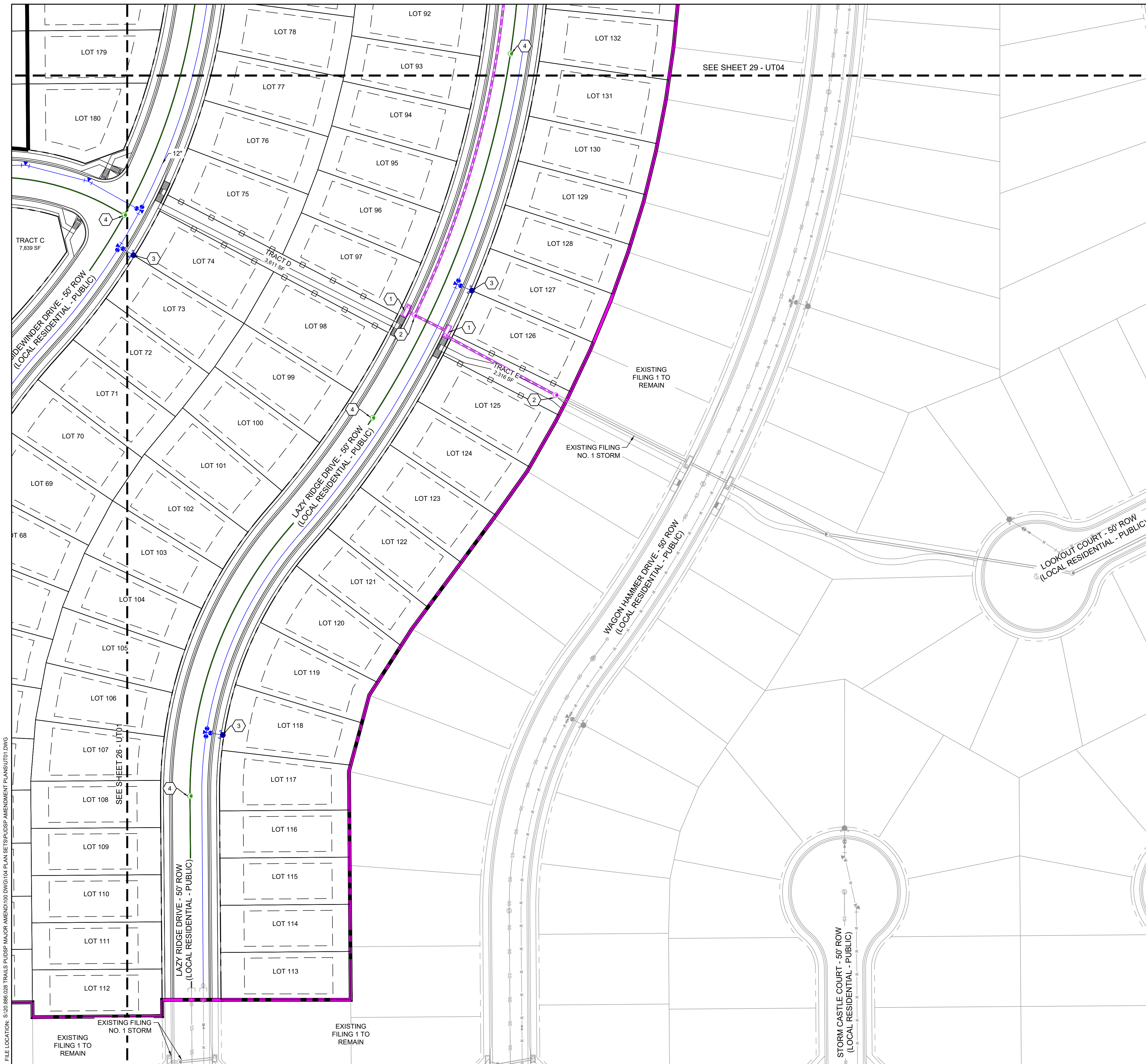
SEE SHEET 28 - UT03

EX. 30.00' GAS ESMT BOOK 5119, PAGE 410

25' LANDSCAPE SETBACK

PROPERTY LINE

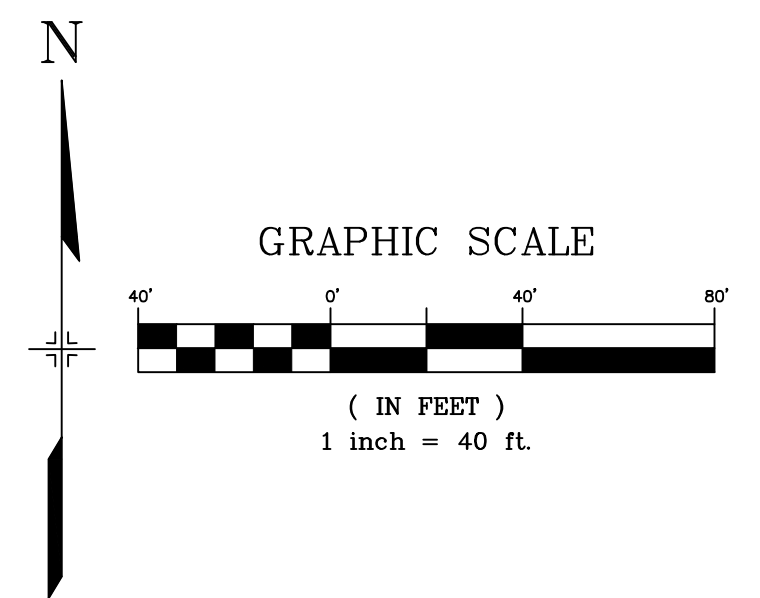
EX. 30.00' GAS ESMT BOOK 5119, PAGE 410



LEGEND

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- PROP. STORM SEWER
- PROP. STORM INLETS
- PROP. STORM MANHOLE
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PROJECT:
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EL PASO COUNTY, CO
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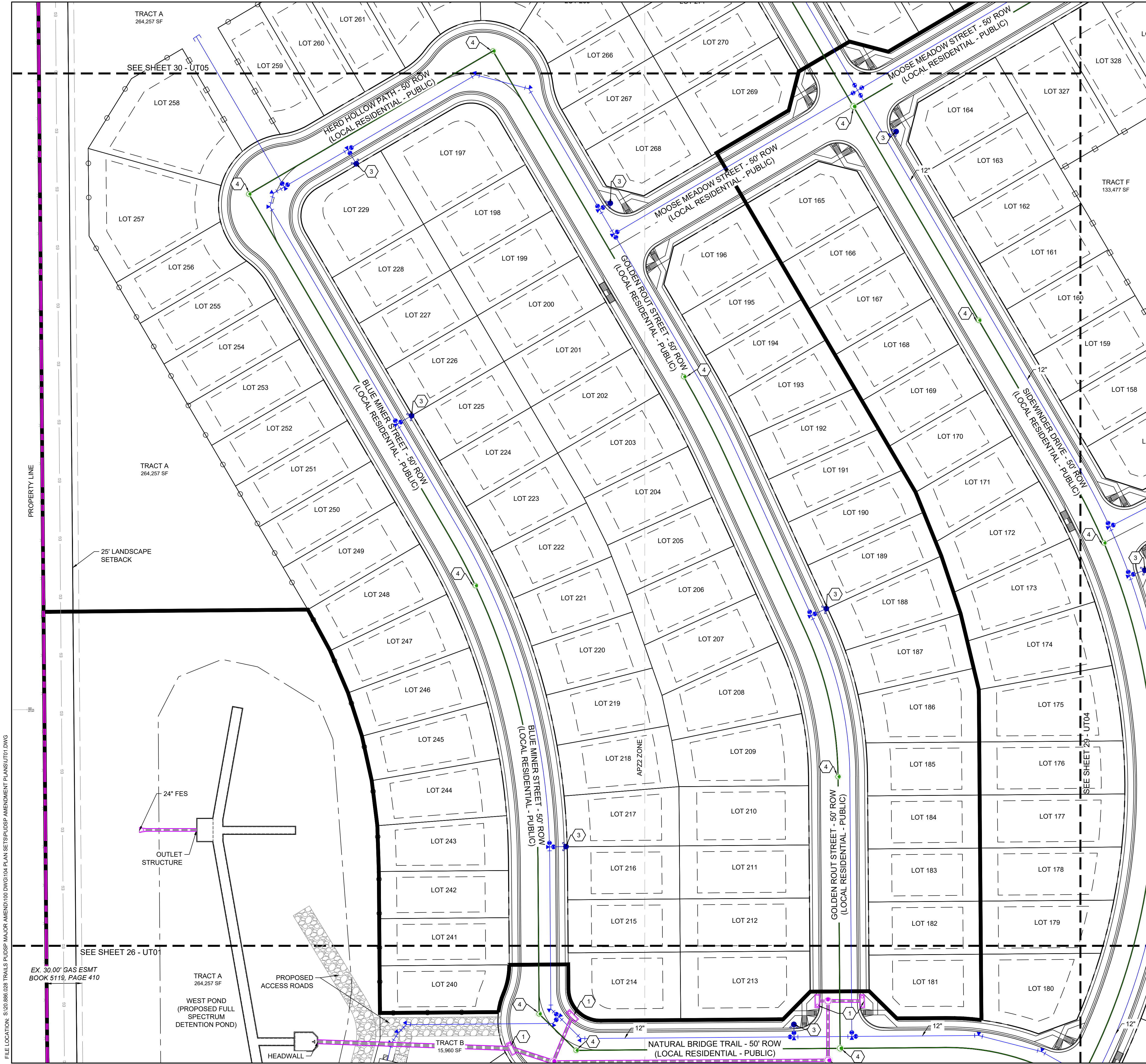
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SHEET TITLE:
PRELIMINARY UTILITY PLAN
UT02
SHEET 27 OF 34

PCD FILE NO.:

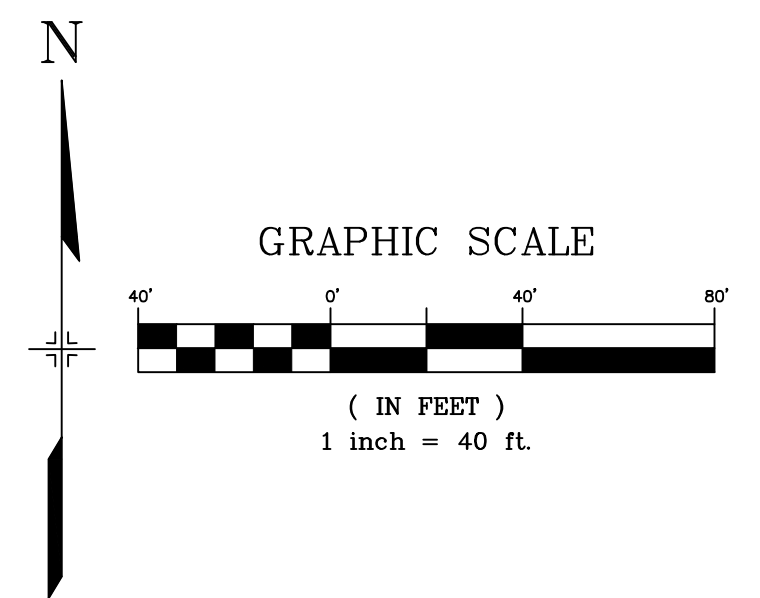
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LEGEND

- 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
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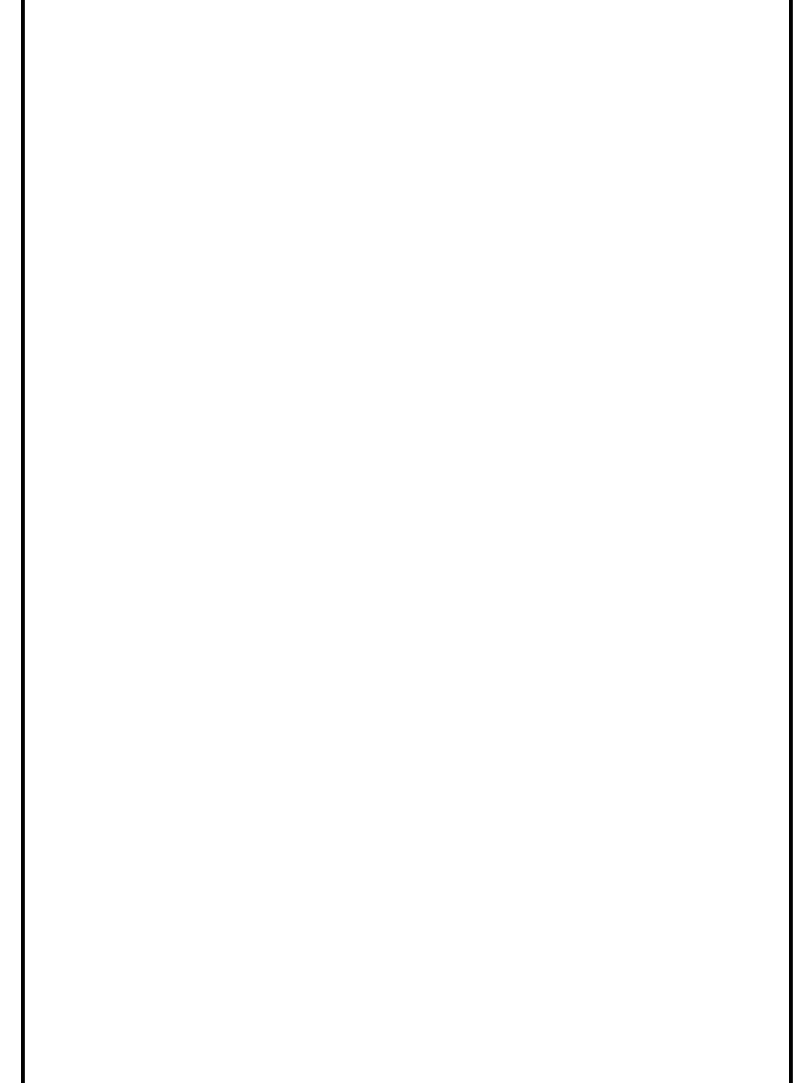
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PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
 FEBRUARY 2021

REVISION HISTORY:

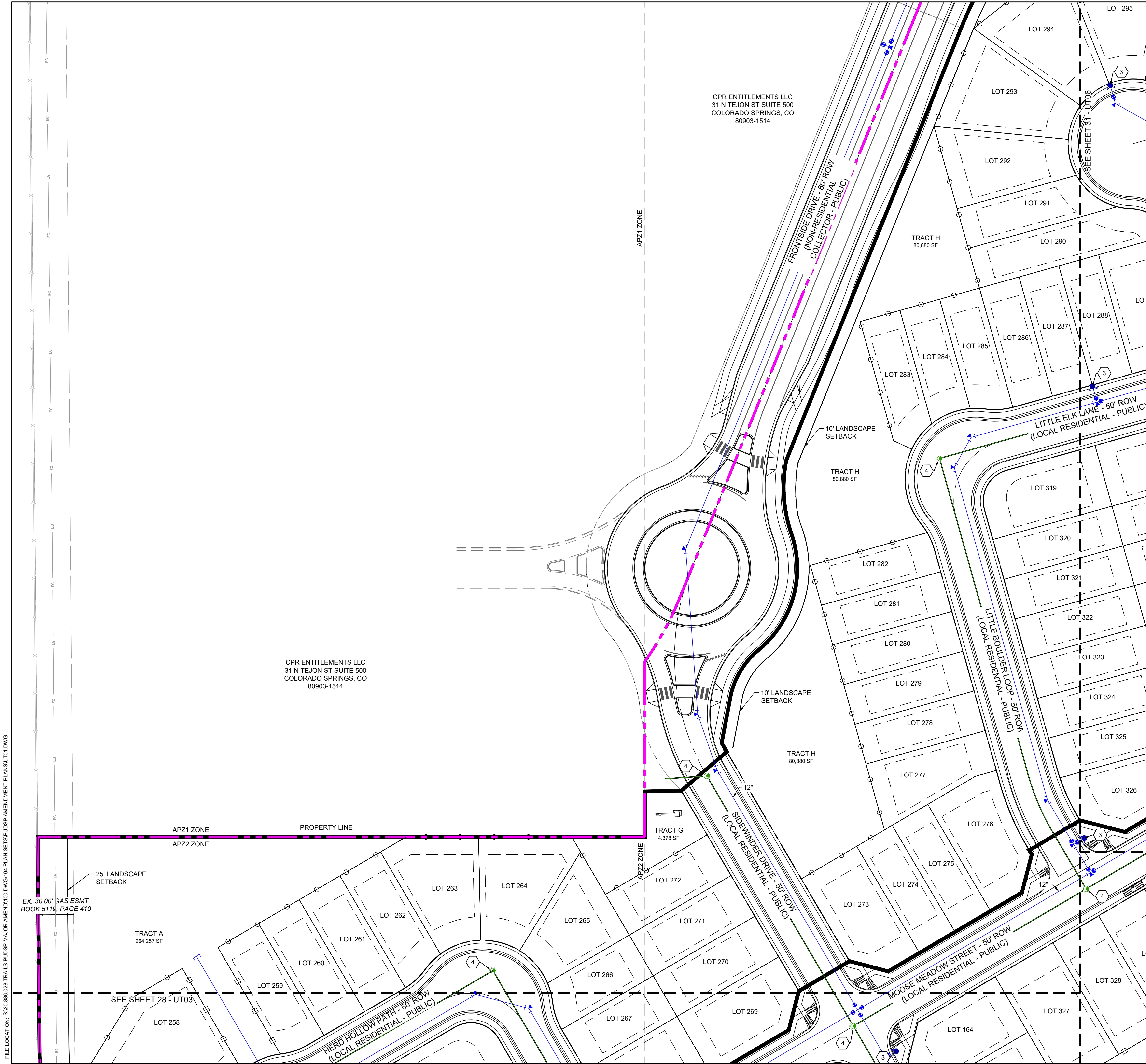
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DRAWING INFORMATION:
 PROJECT NO: 20.886.028
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PRELIMINARY UTILITY PLAN

UT03
 SHEET 28 OF 34
 PCD FILE NO.:

FILE LOCATION: S:\20.886.028 TRAILS PUD/SP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\UT03.DWG



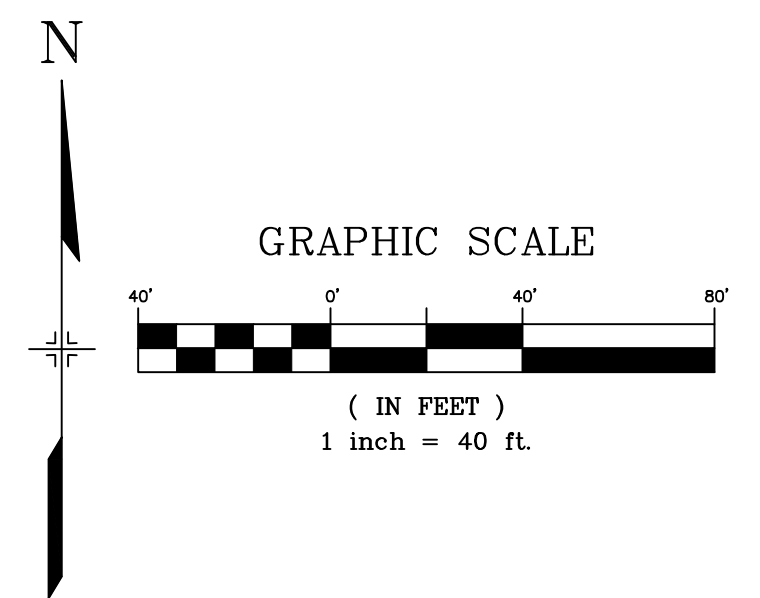
CPR ENTITLEMENTS LLC
31 N TEJON ST SUITE 500
COLORADO SPRINGS, CO
80903-1514

CPR ENTITLEMENTS LLC
31 N TEJON ST SUITE 500
COLORADO SPRINGS, CO
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LEGEND

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- EXISTING SANITARY SEWER MAIN
- PROP. PUBLIC PVC SANITARY SEWER MAIN
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- PROP. EASEMENT
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PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021

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PROJECT NO: 20.886.028
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APPROVED BY: NMS

SHEET TITLE:
PRELIMINARY UTILITY PLAN

UT05
SHEET 30 OF 34
PCD FILE NO.:

FILE LOCATION: S:\20.886.028 TRAILS PUD/SP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\UT05.DWG

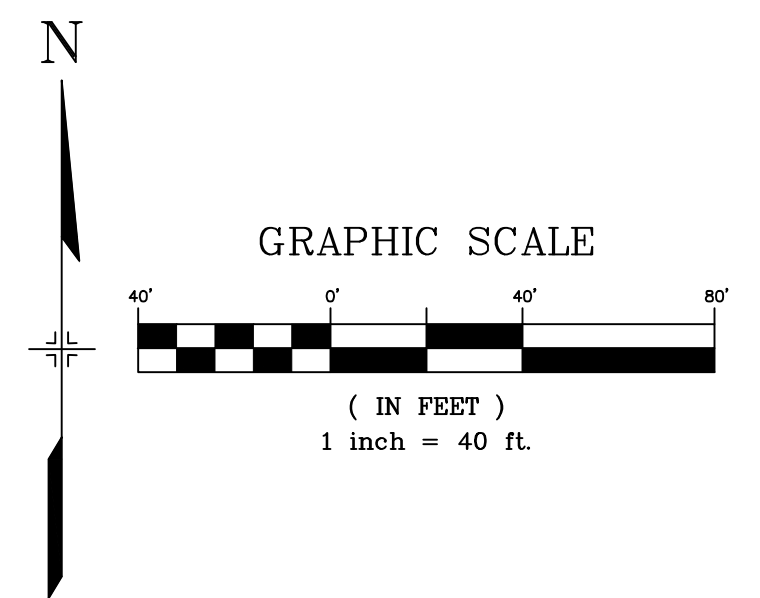
EX. 30.00' GAS ESMT
BOOK 5119, PAGE 410



LEGEND

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- PROP. STORM SEWER
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- PROP. STORM MANHOLE
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- PROP. FIRE HYDRANT
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- PROP. PUBLIC PVC SANITARY SEWER MAIN
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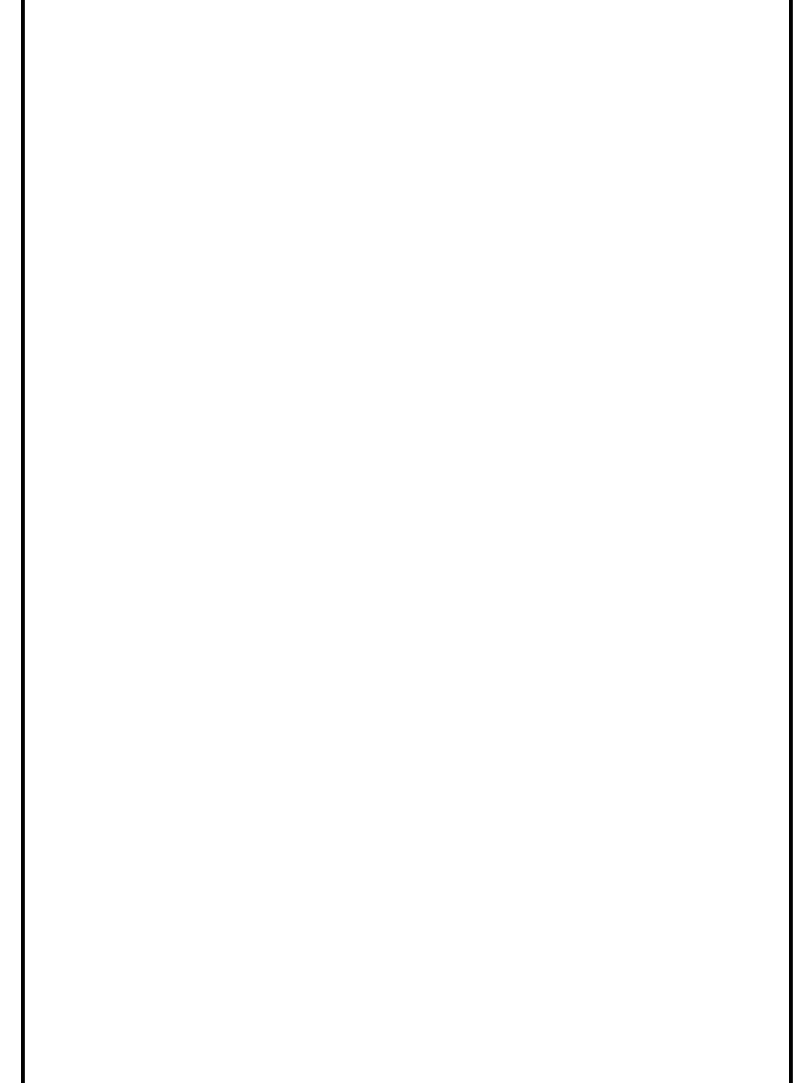
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EL PASO COUNTY, CO
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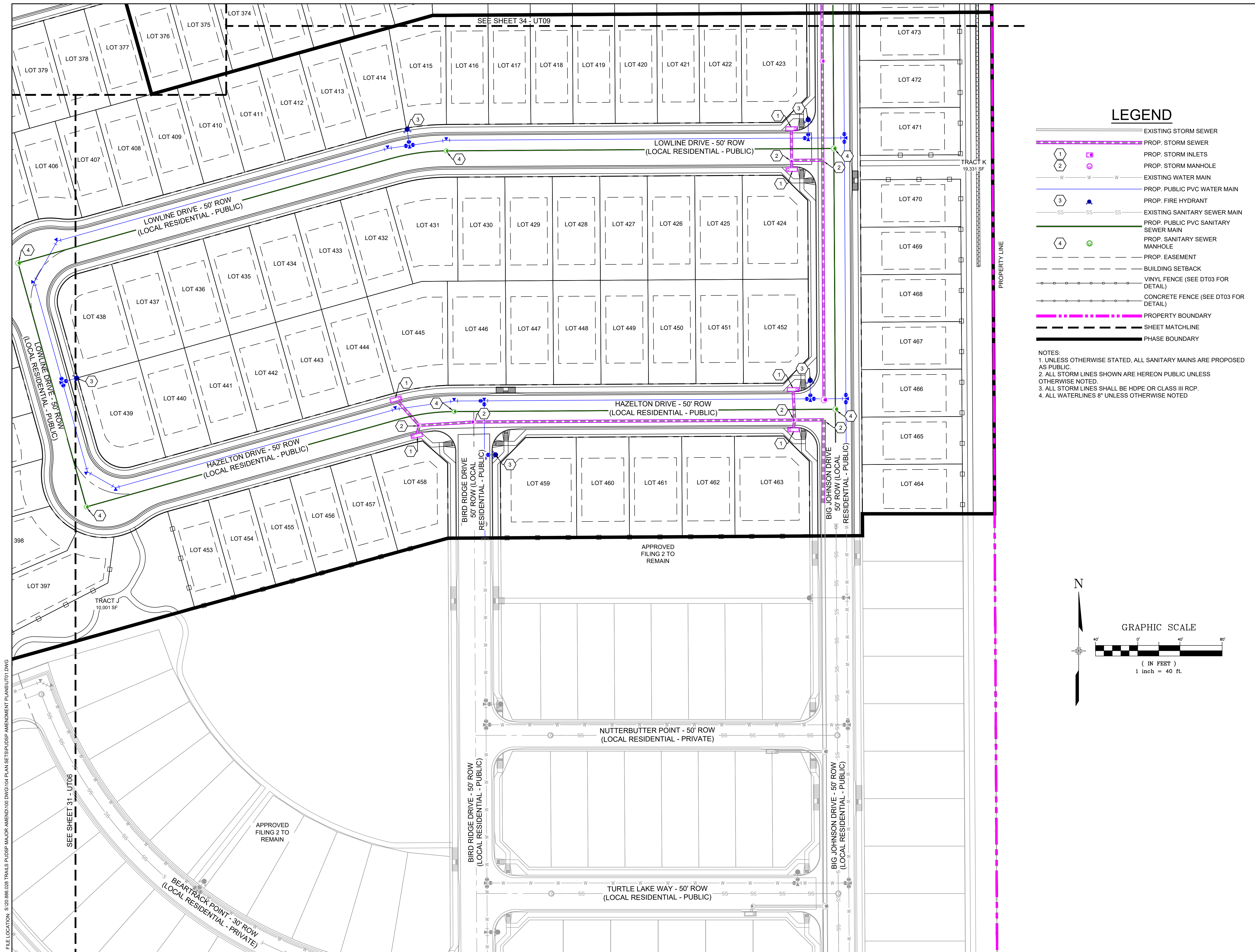
PRELIMINARY UTILITY PLAN

UT06

SHEET 31 OF 34

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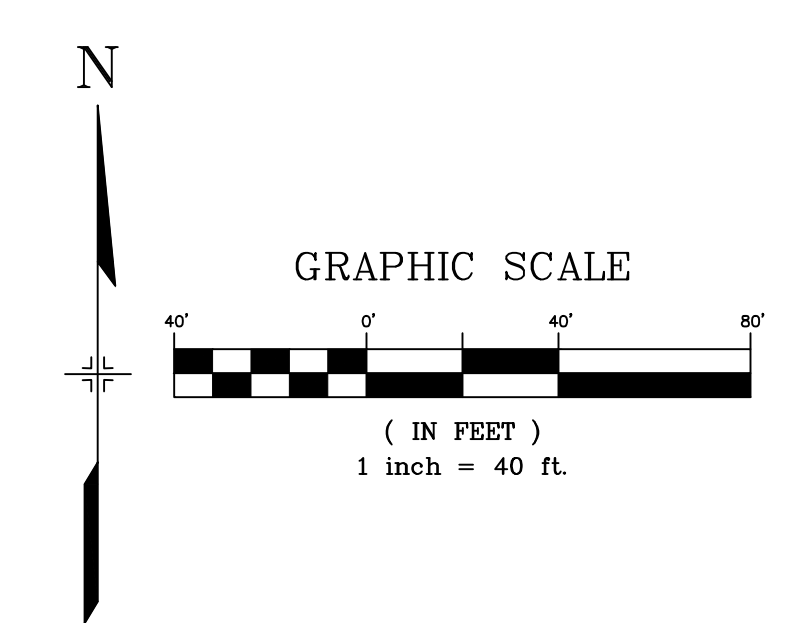
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LEGEND

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- PROP. STORM SEWER
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- EXISTING WATER MAIN
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PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
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PRELIMINARY UTILITY PLAN

UT07
 SHEET 32 OF 34

FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\UT07.DWG

SEE SHEET 31 - UT06

SEE SHEET 34 - UT09

APPROVED FILING 2 TO REMAIN

APPROVED FILING 2 TO REMAIN

BEARTRACK POINT - 30' ROW
 (LOCAL RESIDENTIAL - PRIVATE)

NUTTERBUTTER POINT - 50' ROW
 (LOCAL RESIDENTIAL - PRIVATE)

TURTLE LAKE WAY - 50' ROW
 (LOCAL RESIDENTIAL - PUBLIC)

BIRD RIDGE DRIVE - 50' ROW
 (LOCAL RESIDENTIAL - PUBLIC)

BIG JOHNSON DRIVE - 50' ROW
 (LOCAL RESIDENTIAL - PUBLIC)

LOWLINE DRIVE - 50' ROW
 (LOCAL RESIDENTIAL - PUBLIC)

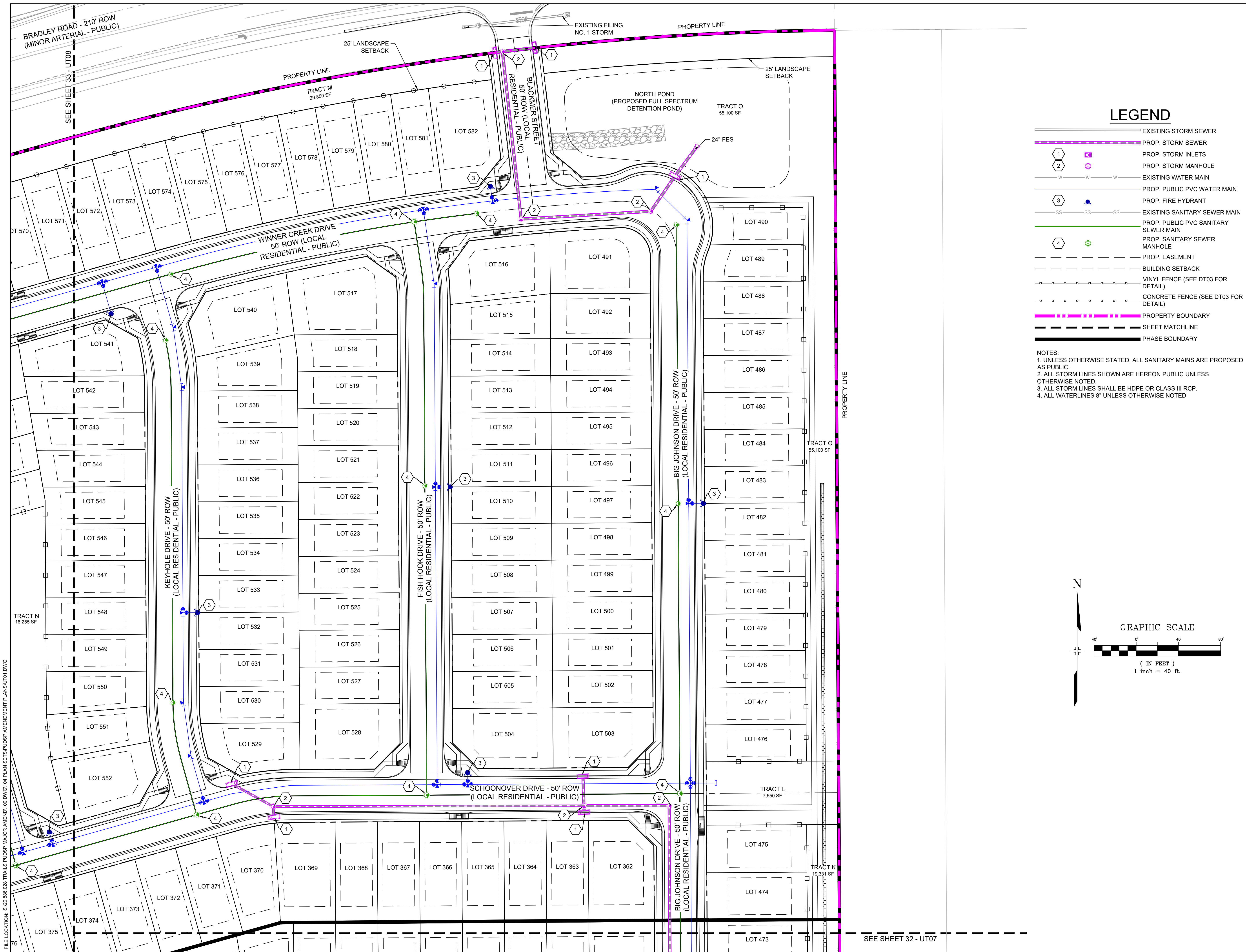
HAZELTON DRIVE - 50' ROW
 (LOCAL RESIDENTIAL - PUBLIC)

HAZELTON DRIVE - 50' ROW
 (LOCAL RESIDENTIAL - PUBLIC)

TRACT K
 19,331 SF

TRACT J
 10,001 SF

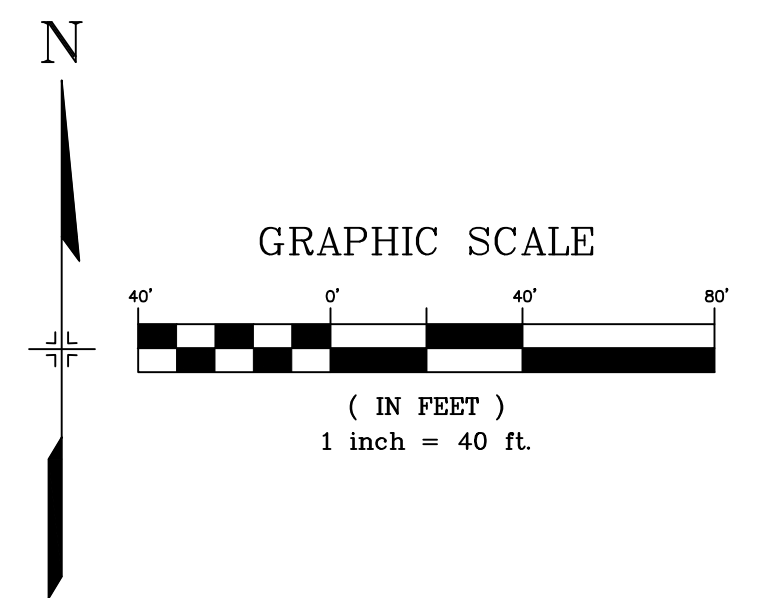
PROPERTY LINE



LEGEND

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PRELIMINARY UTILITY PLAN

UT09

SHEET 34 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20.886.028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\UT09.DWG

SEE SHEET 32 - UT07