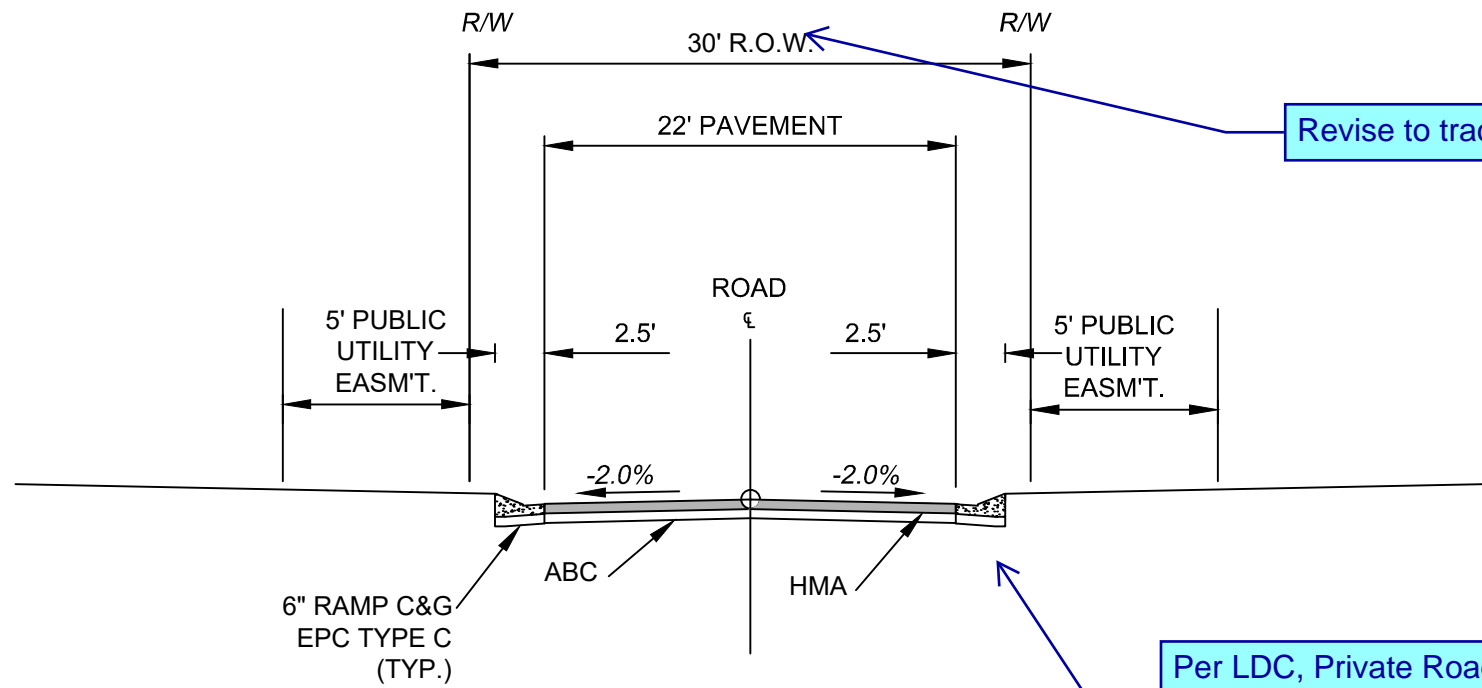


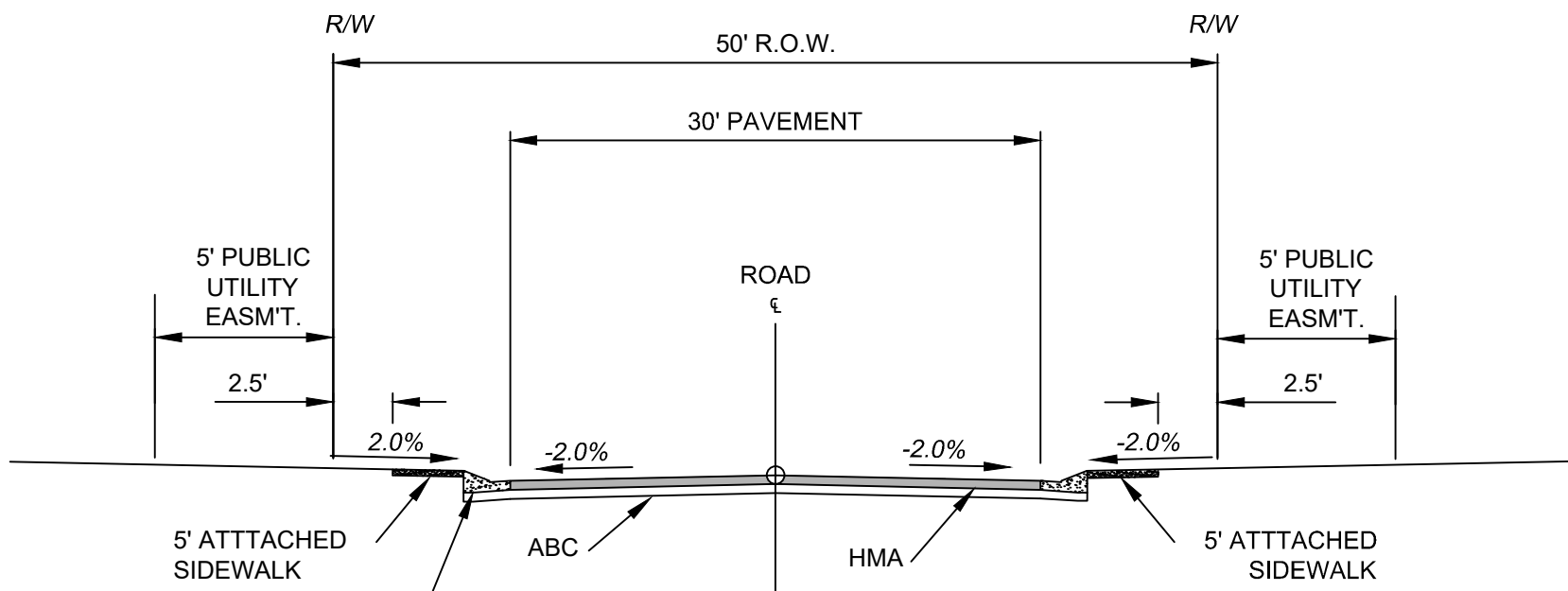
TYPICAL STREET CROSS-SECTIONS



TYPICAL SECTION
(PRIVATE ROADWAY)
SCALE : N.T.S.

Revise to tract.

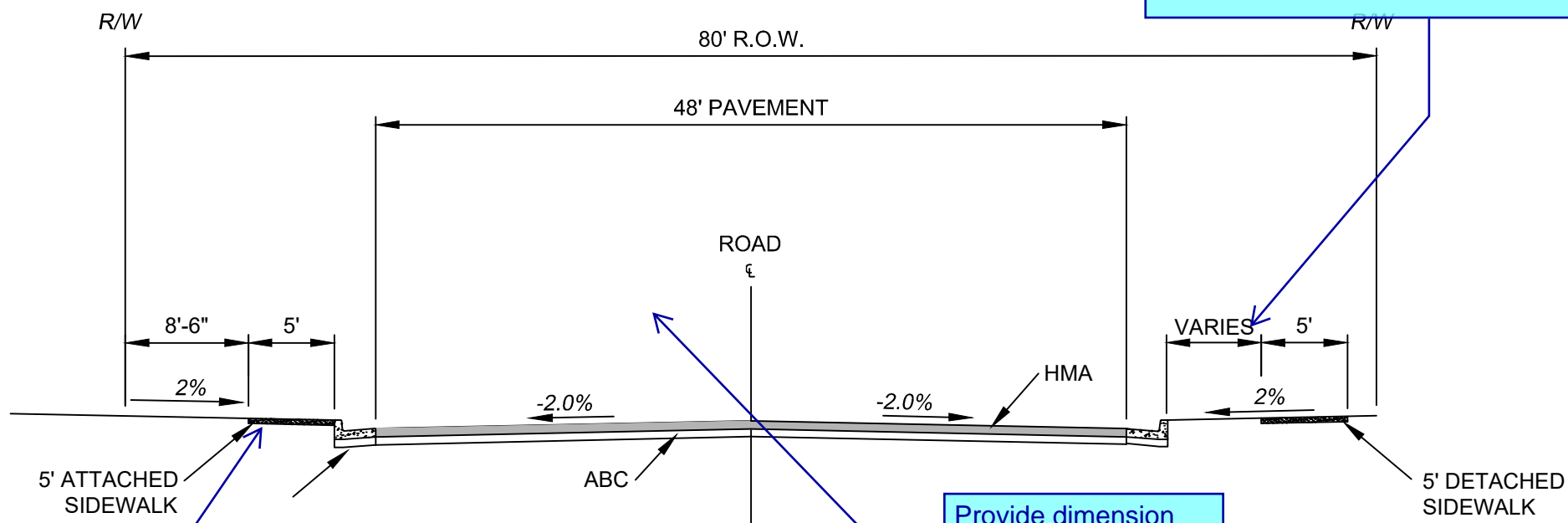
Per LDC, Private Roadway must be built to County Standards. PUD Modification required for non standard cross section.



TYPICAL SECTION
(URBAN LOCAL ROADWAY)
SCALE : N.T.S.

Revise to EPC
Optional Type C.

Per ECM, 8' landscape buffer. Meandering sidewalk will require a PUD Modification.
For "Varies" define the min and max distance.



TYPICAL SECTION
(URBAN NON-RESIDENTIAL COLLECTOR)
SCALE : N.T.S.

Per ECM, sidewalk must be detached.

Provide dimension label identifying the 6' shoulder, 12' through lane, and 12' median.

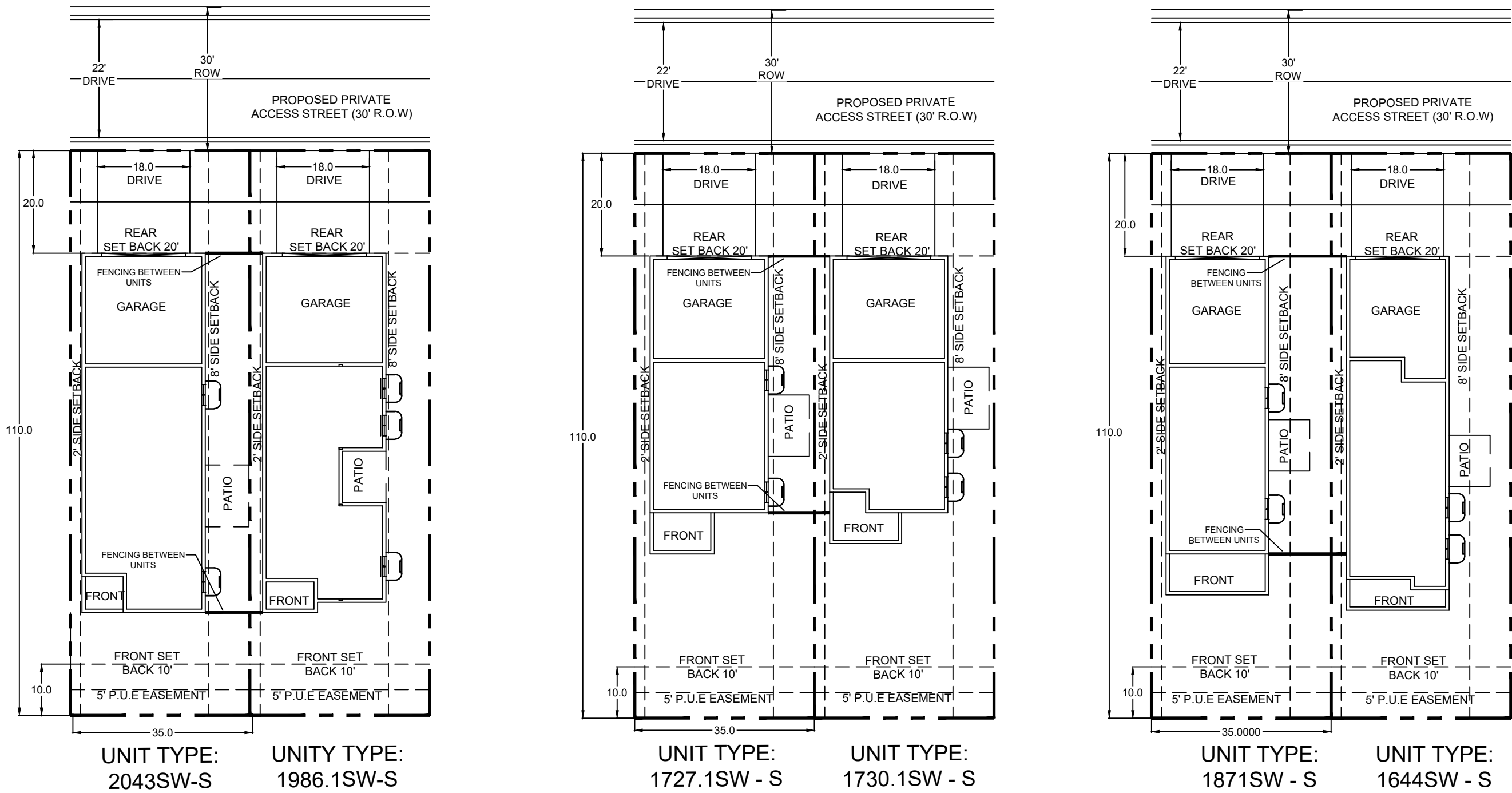
PUBLIC STREETS

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.

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.
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 ACCESS ROADWAYS.

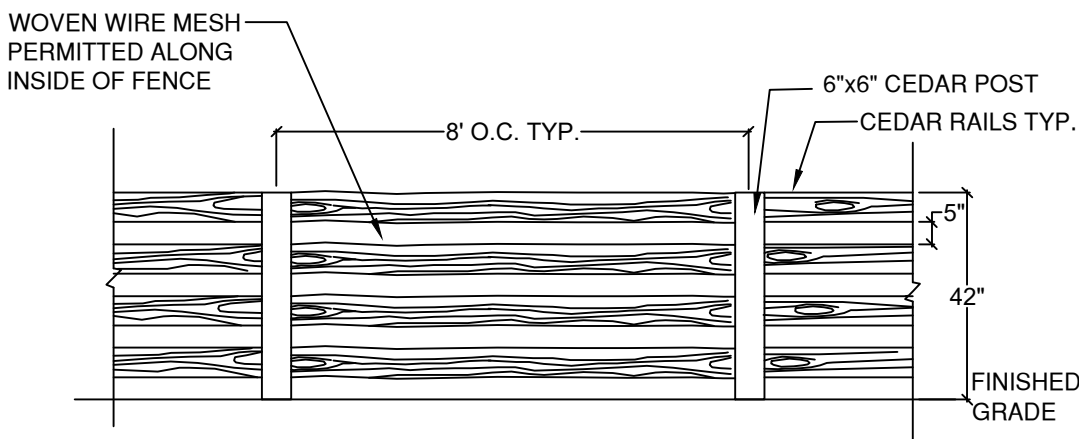
TYPICAL LOT DIAGRAMS



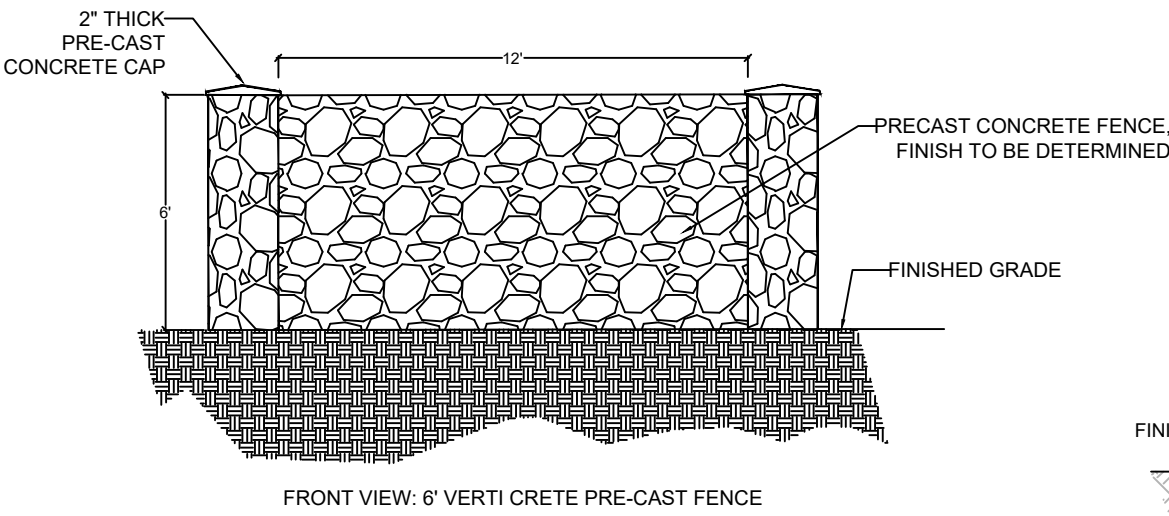
LOT TYPICAL NOTES:

1. LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
2. ENSURE THAT DRIVEWAYS DO NOT CONFLICT WITH PED 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 AROUND THE FRONT YARD PRIVATE OPEN SPACE.
5. 10' MINIMUM SEPARATION BETWEEN UNITS.
6. 5' PUBLIC UTILITY EASEMENT TO BE PROVIDED ALONG THE FRONTS OF ALL LOTS.

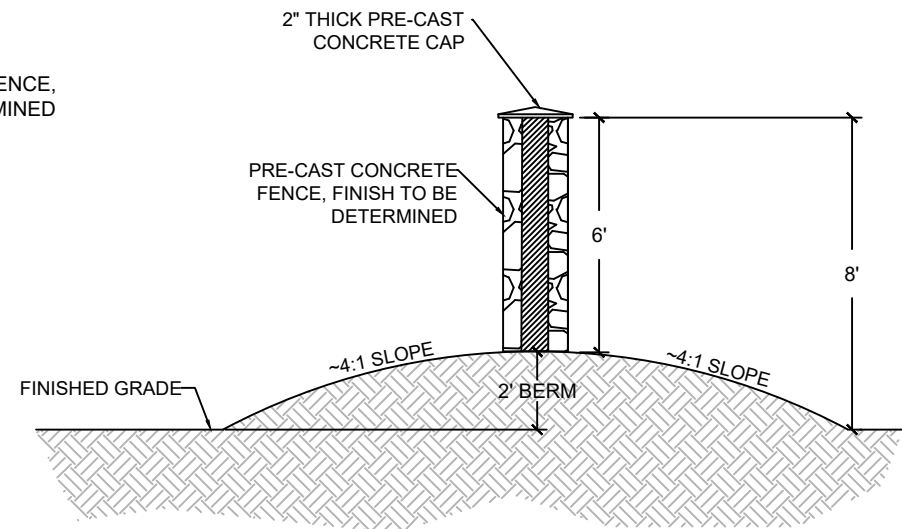
indicate for which lots these apply. Provide examples for each lot type



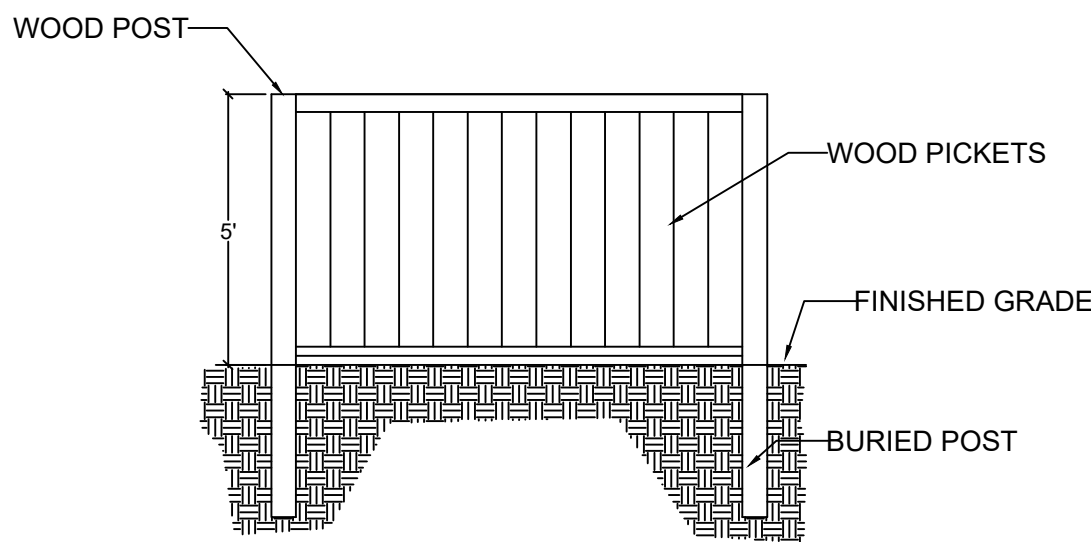
1 SPLIT RAIL FENCE DETAIL
N.T.S.



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

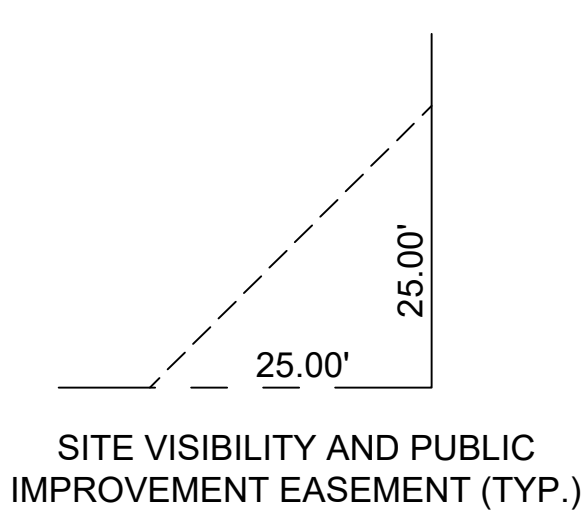


3 6' CONCRETE NOISE WALL ALONG POWERS BLVD
N.T.S.

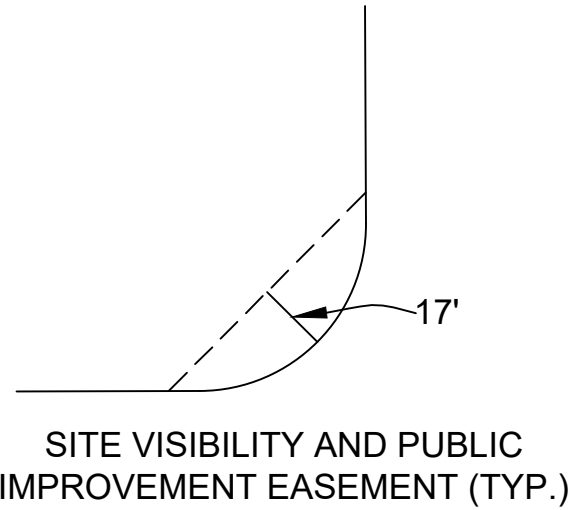


4 5' WOOD FENCE DETAIL
N.T.S.

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



DETAIL A



DETAIL C

5 RESIDENTIAL: CORNER LOT SIGHT TRIANGLE DETAIL
N.T.S.

TRAILS AT ASPEN RIDGE

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

CONSULTANT:

PLANNER:



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Phone 719-575-0100
Fax 719-575-0208

CIVIL ENGINEER:

Stantec
5725 Mark Dabbling Blvd, Suite 190
Colorado Springs, CO 80919
Phone 719-227-7388

PROJECT:

TRAILS AT ASPEN RIDGE
PUD/ SP

EL PASO COUNTY
FEBRUARY 2019

OWNER:

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

DEVELOPER:

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PCD FILE:

ISSUE: FEBRUARY, 2019

DRAWING INFORMATION:

PROJECT NO: 19.886.008

DRAWN BY:

CHECKED BY:

APPROVED BY:

SHEET TITLE:

PUD
DETAILS

P2

SHEET 2 OF 7

PCD FILE:

TRACT MAP



see comment on previous page. This is residential. It should not be included in the PUD without detail.

sheet reference needs to be included on one of the pages. Match lines should be included. Staff is having a tough time verifying all areas are included in the plan set due to this not being provided. Staff will complete a full review of the proposed lot sizes, widths, etc once this has been added. Consider adding the match lines so that the use areas are grouped together for simplicity.

Request PUD modification for double frontage lots. Any blocks greater than 600' req red midblock OR PUD mod.

TRACT TABLE

TRACT	SIZE	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PRIVATE DRIVE/ ACCESS ROAD	PUBLIC UTILITIES	FUTURE DEVELOPMENT	WATER PUMP HOUSE FACILITY	OWNED/ MAINTAINED BY
A	255,949 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
B	75,052 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
C	272,463 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
D	82,472 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
E	30,388 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
F	43,617 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
G	211,554 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
H	135,606 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
I	85,696 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
J	47,152 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
K	4,401 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
L	3,305 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
M	4,791 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
N	2,533 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
O	13,007 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
P	20,692 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
Q	9,449 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
R	64,435 SF	X	X	X	X	X			WATERVIEW II METRO DISTRICT
S	5,863 SF	X	X	X	X	X			WATERVIEW II METRO DISTRICT
T	5,863 SF	X	X	X	X	X			WATERVIEW II METRO DISTRICT
U	5,863 SF	X	X	X	X	X			WATERVIEW II METRO DISTRICT
V	1,318 SF	X	X	X		X			WATERVIEW II METRO DISTRICT
W	20,588 SF	X	X	X	X	X		X	WIDEFIELD WATER & SANITATION DISTRICT

TOTAL TRACT AREA: 1,403,674 SF (32.22 AC)

'X'= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS

TRACTS G, H, & I WILL REQUIRE A FUTURE PUD/ DEVELOPMENT PLAN FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

add table for number of lots/tracts per phase with acreage.

PHASING MAP



PHASING PLAN AND SCHEDULE OF DEVELOPMENT:
1. THE TRAILS AT ASPEN RIDGE IS ILLUSTRATING FOUR PHASES BASED UPON COLLECTOR ROADWAYS AND PRODUCT TYPES.
2. THE PHASING IS BASED UPON ANTICIPATED CONSTRUCTION, SEQUENCING OF ROADS AND UTILITIES; HOWEVER, TRAILS AT ASPEN RIDGE MAY BE DEVELOPED INDEPENDENT OF THE PHASING AS OUTLINED PENDING MARKET DEMAND AND ACTUAL CONSTRUCTION SCHEDULES.
3. THE FIRST PHASE OF CONSTRUCTION IS PROJECTED TO BEGIN IN FALL/ WINTER 2019.

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EL PASO COUNTY, COLORADO
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CONSULTANT:

PLANNER:



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Fax 719-575-0208

CIVIL ENGINEER:

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5725 Mark Dabbling Blvd, Suite 190
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PROJECT:

TRAILS AT ASPEN RIDGE
PUD/ SP

EL PASO COUNTY
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ISSUE: FEBRUARY, 2019

this land is under a different zoning district. This will not be considered a part of this action unless it is added in order to facilitate alterations from the approved prelim.

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PUD
DETAILS

P3

SHEET 3 OF 7

PCD FILE:

Road profile must be flatter at the intersections where ADA crossings are provided in order to meet the ADA criteria for cross slopes (2% max) on an ADA path, typical. Refer to CDOT Chapter 12 Accessible Pedestrian Design Figure 12-7 (https://www.codot.gov/business/designsupport/bulletins_manuals/cdot-roadway-design-guide-2018/dg18-ch12/view)

Provide a Keymap and matchline on each enlarged sheet.

Line-of-Sight encroach into the Lot. Place within a sight distance easement and add a general note regarding restrictions within the sight distance easement. See ECM 2.3.6.G.1 for sight distance easements criteria.

Show the Line of sight on the plans

Similar situation appears to occur at the following intersections:
- Lazy Ridge Drive/Falling Rock Drive intersection.
- Natural Bridge Trail/Sidewinder Drive intersection.
- Sunday Gulch Drive and Falling Rock Drive

Per ecm 2.5.2.C.4 Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 ft, mid-block access ramps shall be provided at spacings that minimize travel distance between access ramps. Provide at all pertinent location or request as a PUD Modification.

Provide ramps at all crossings

Remove all bump outs and replace with County standard cross sections.

Show access trail from Natural Bridge Trail and a ramp down to the bottom of pond.

Revise all property line at pedestrian intersection per detail ECM SD 2-40

Remove ramp where parallel ramp is not installed on the opposing side. Review all T-intersection. See figure below.

remove any area that is not a part of this action

provide a ramp across the t-intersections. Review all locations

See Filing 1 comments

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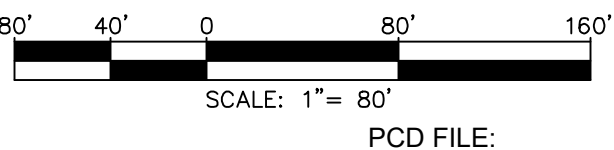
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SHEET TITLE:

PUD PLAN

P4

SHEET 4 OF 7



See ECM figure 2-31.
Max cul-de-sac grade
is 3%. Revise

Revise to one of the following two options:

Option 1: a) Remove the roundabout and show as a continuous road meeting min. radius criteria and provide a note as a future roundabout with the commercial. b) Include an exhibit (viewport detail) showing the future roundabout configuration. Advantage to this option is that the roundabout analysis can be deferred to the future commercial preliminary plan application.

Option 2: a) Remove the third leg of the roundabout. With an unknown commercial layout access will not be finalized at this time. May want to note on the plans that access design from the roundabout into the commercial development will be analyzed with the future commercial development b) Revise roundabout to meet standard design. Provide detailed analysis in the traffic impact study. See filing 1 review comments for requirements.

Convert to a
T-Intersection type
and extend the
sidewalk south to
provide pedestrian
connectivity.

Adjust all text overlap

Show the line of
sight. Double

TRAILS AT ASPEN RIDGE
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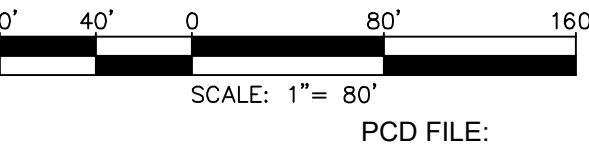
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PUD PLAN

P5

SHEET 5 OF 7



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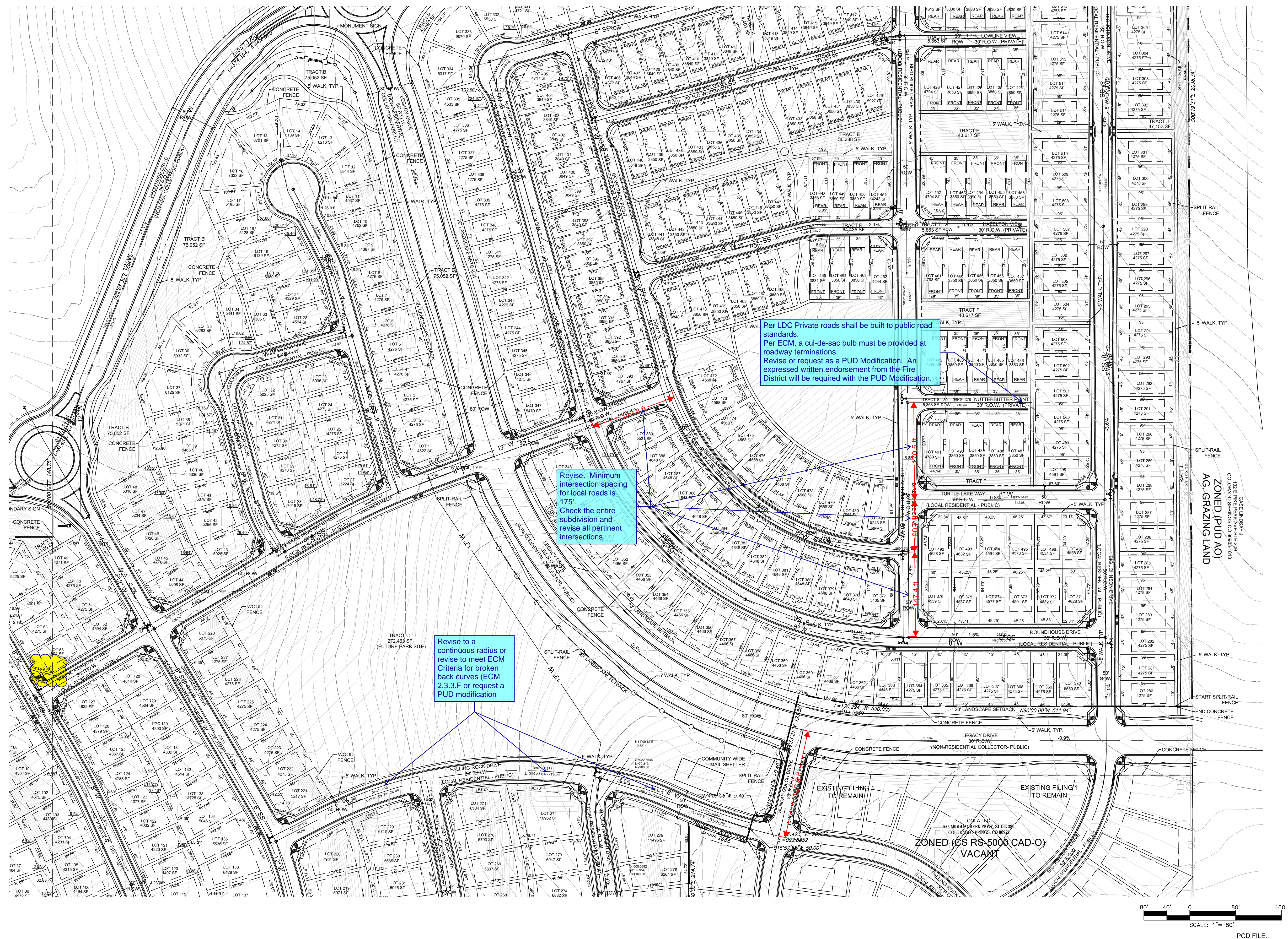
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SHEET TITLE:

PUD PLAN

P6

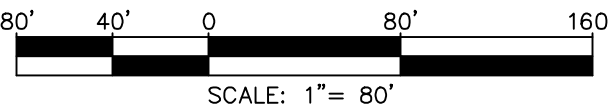
SHEET 6 OF 7



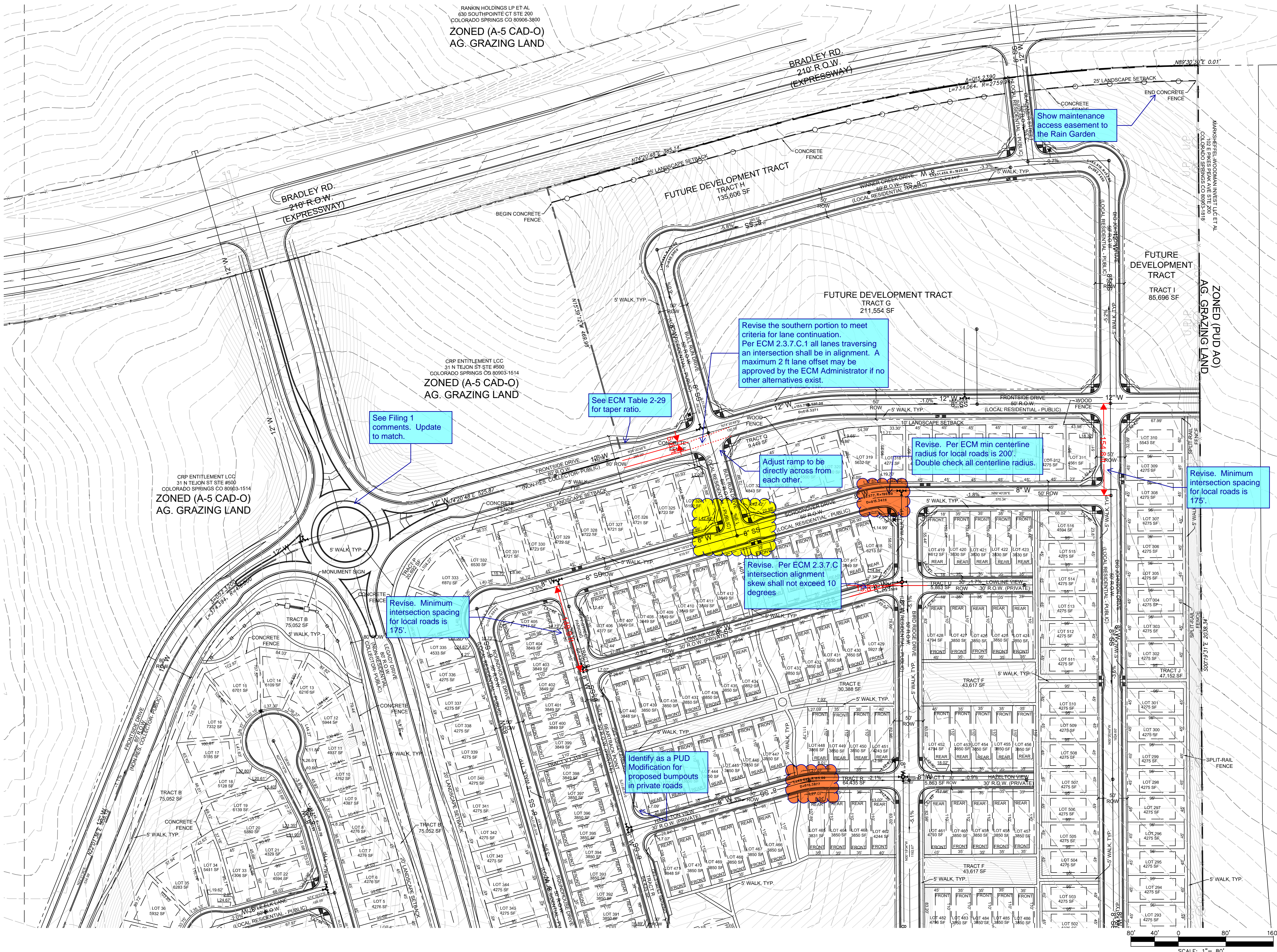
Per LDC Private roads shall be built to public road standards.
Per ECM, a cul-de-sac bulb must be provided at roadway terminations.
Revise or request as a PUD Modification. An expressed written endorsement from the Fire District will be required with the PUD Modification.

Revise: Minimum intersection spacing for local roads is 175'.
Check the entire subdivision and revise all pertinent intersections.

Revise to a continuous radius or revise to meet ECM Criteria for broken back curves (ECM 2.3.3.F or request a PUD modification)



PCD FILE:



TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND
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CONSULTANT:
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PUD PLAN

P7