



EL PASO COUNTY

COLORADO

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

July 10, 2020

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Sand Creek Channel Design and Construction Documents Review (CDR-20-004)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Sand Creek Channel Design and Construction Documents and has the following additional comments of behalf of El Paso County Parks.

County staff reviewed the Sand Creek Bank Stabilization plans in January 2020 and was concerned that the necessary creek bank mitigation efforts would negatively affect the dedicated 25-foot trail easement (Record #218054786), and the County's ability to construct the trail in the future. At that time, staff concerns were as follows:

1. The Sand Creek Bank Stabilization Plans show the 25-foot trail easement throughout the length of the bank improvements. Along much of the trail's length, the designed side slope is set at a 3:1, or 33.3%, side slope. A trail could not be constructed along this embankment without the necessity of cut-fill grading and/or the addition of retaining walls on the uphill side of the trail. These types of grading requirements will need to be integrated into the Stabilization Plans.
2. The Stabilization Plans also show a riprap outlet works located in the middle of the trail easement, between Stations 109 and 110. The trail would not be able to span this obstacle, so it is requested that the outlet works be located outside of the trail easement.
3. The Stabilization Plans must integrate the trail bench into the proposed improvements, accounting for the fact that the trail will be 8 feet wide with 2-foot shoulders on either side. A 12-foot wide shelf would be the minimum requirement for proper trail construction, however a wider shelf at 14'-16' would allow for additional shoulder, especially in locations where the trail is bordered by 3:1 armored slopes, thus presenting a potential safety hazard to trail users.
4. The Stabilization Plans include language along the trail easement corridor that states, "Trail to be constructed with channel plans." EPC Parks requests clarification in regard to this statement, specifically regarding the timeliness of the trail bench construction as an integral feature of the overall project. In short, will the developer construct the trail bench based upon these current Stabilization Plans? Furthermore, are the aforementioned "Channel

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Plans” a separate document from these Stabilization Plans?

5. Page GR02 of the Stabilization Plans shows a length of crusher fines trail with one section that reflects a 15% longitudinal grade, between Stations 98 and 99. The 15% grade is far too steep for a regional trail, as trails of this type should remain at less than 10% average. Furthermore, is the developer going to construct this length of trail, or is the crusher fine trail being shown for general reference?

Upon review of the current Sand Creek Channel Design and Construction Plans, staff has noted significant changes to the overall plan, many of which have relegated the dedicated Sand Creek Regional Trail easement to locations outside of the areas of major channel modifications. The designers have addressed safety concerns in those places where the trail is located within the channel, either through the use of guardrails and/or retaining walls, as noted in Sheet Detail GEC4 (Station 30+20). In most areas along the channel, the trail corridor is located above the channel, along slopes that are far more conducive to future trail construction.

The 2015 El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Phase I Preliminary Plan and Filing No. 1 Final Plat added requirements for the dedication to El Paso County of 25-foot wide regional trail easements along Sand Creek and Briargate Parkway for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail and the Briargate Parkway extension. These trail easements, Instruments #218054786 and #218714151, were dedicated to El Paso County in May 2018, the latter of which will be directly impacted by the construction of the Briargate Boulevard bridge at Sand Creek. Please see the attached Homestead at Sterling Ranch Filing No. 2 Final Plat for highlighted sections of these trail easements.

Pages C202 and C204 of the Construction Documents show the Briargate Boulevard Bridge design, including the locations of the proposed 6-foot wide sidewalk and guardrails, while a detail on C222 provides the general cross-section for the guardrail and sidewalk on either side of the bridge. Staff understands the constraints of routing the previously recommended 10’ concrete sidewalk and 5’ gravel trail across the bridge, between the wingwalls and guardrails for Briargate Boulevard, and further recognizes that certain aspects of the sidewalk and adjacent gravel trail may need to be modified and possibly narrowed within the bounds of the bridge structure. Staff recommends the applicant and designers show the approaches of the sidewalk and adjacent trail on the C202 or C204 layouts.

These comments are being provided administratively and do not require Park Advisory Board endorsement.

Please let me know if you have any questions or concerns.

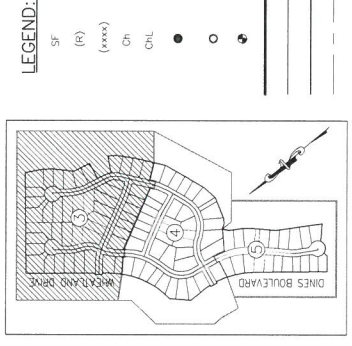
Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

HOMESTEAD AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT E, STERLING RANCH FILING NO. 1, SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (*) ADDRESS
 - Ch CHORD
 - ChL CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLUS 25966"
 - FOUND ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLUS 25966"
 - FOUND MONUMENT AS NOTED
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT LINE
 - FLOODPLAIN LINE ZONE AR
 - 100YR FLOODPLAIN LINE ZONE AR
 - *NOT A PART*
- PARCELS INDICATED WITH ASTERISKS ** ARE NOT A PART OF THIS SUBDIVISION

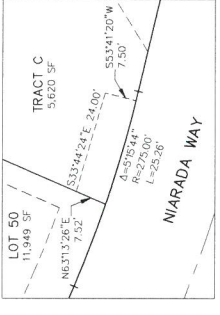
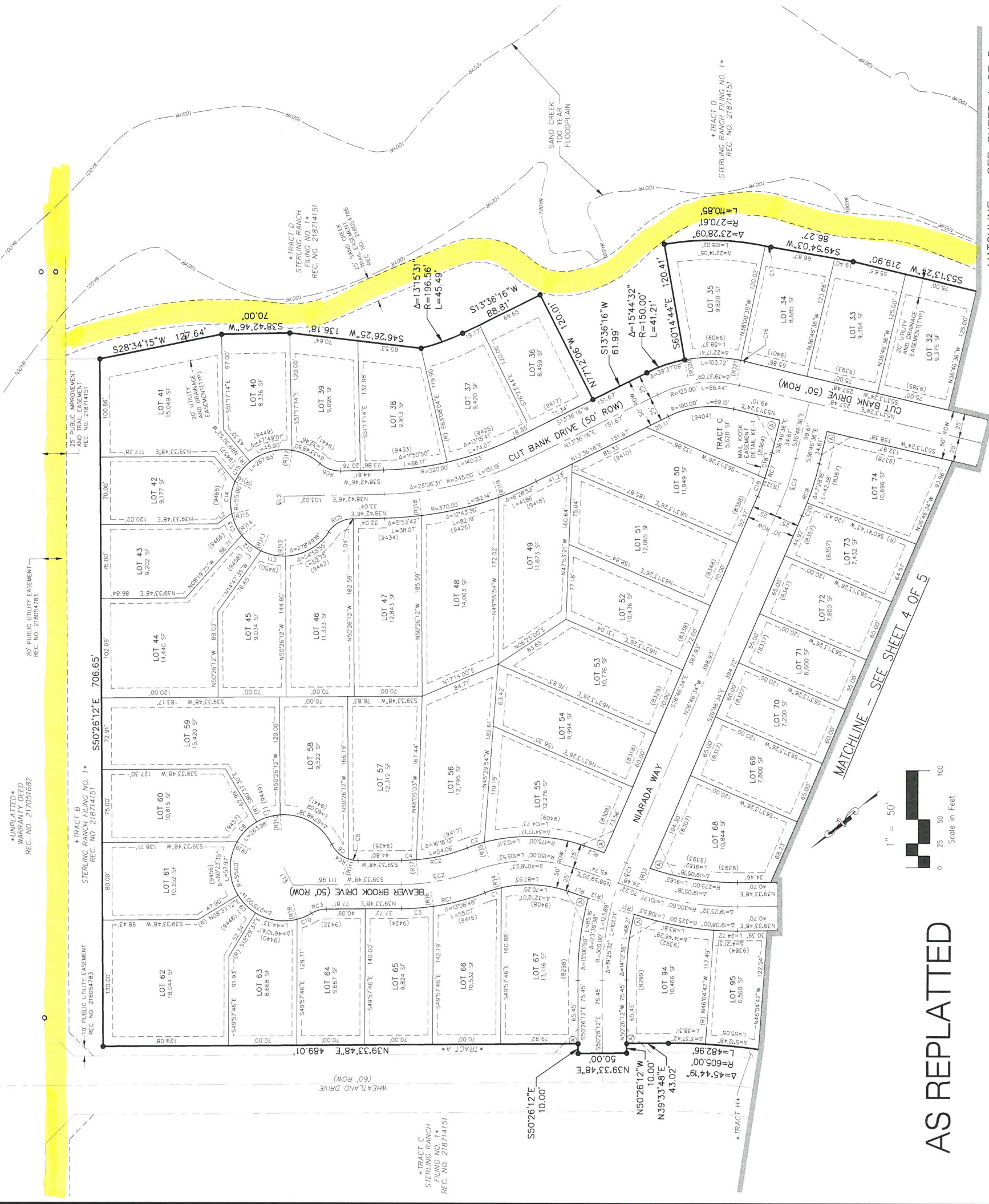
RADIAL BEARING LINE TABLE		
LINE #	BEARING	LENGTH
(R1)	S53°46'26"W	6.76
(R2)	S54°34'37"W	6.76
(R3)	S31°12'18"E	6.76
(R4)	N63°12'52"W	6.76
(R5)	N65°17'57"W	6.76
(R6)	S58°10'15"E	6.76
(R7)	S55°00'50"E	6.76
(R8)	N64°40'17"W	6.76
(R9)	N68°56'48"E	6.76
(R10)	S54°02'30"E	6.76
(R11)	S30°58'22"E	6.76
(R12)	N31°46'25"W	6.76
(R13)	N24°30'13"W	6.76
(R14)	N02°13'16"E	6.76
(R15)	N28°16'07"E	6.76
(R16)	N63°27'00"E	6.76
(R17)	S41°41'51"E	6.76
(R18)	N57°11'15"W	6.76
(R19)	N69°54'51"W	6.76
(R20)	S60°39'12"E	6.76
(R21)	N87°31'1"W	6.76
(R22)	S58°57'04"W	6.76

CENTERLINE TABLE		
LINE #	DISTANCE	BEARING
CL1	20.30	S77°55'04"E
CL2	18.36	N03°50'07"E
CL3	33.55	N89°30'52"W

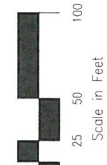
LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L1	8.42	S47°53'21"E
L2	18.36	N03°50'07"E
L3	33.55	N89°30'52"W

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	125.00	8°56'22"	17.68
C2	175.00	6°10'06"	18.38
C3	240.00	7°44'03"	32.40
C4	190.00	4°34'58"	15.18
C5	30.00	19°26'56"	10.18
C6	30.00	44°45'24"	23.43
C7	55.00	26°35'00"	25.52
C8	55.00	30°25'42"	29.21
C9	55.00	27°02'49"	25.96
C10	55.00	16°33'48"	15.90
C11	55.00	27°16'11"	26.18
C12	55.00	26°43'39"	25.65
C13	55.00	26°02'29"	25.00
C14	55.00	35°10'33"	33.77
C15	55.00	27°02'08"	25.95
C16	150.00	13°44'55"	4.14
C17	270.61	11°40'33"	5.83
C18	275.00	5°43'40"	27.49
C19	275.00	4°16'22"	20.51
C20	325.00	10°00'02"	48.00
C21	325.00	10°00'02"	48.00

RIGHT-OF-WAY CURVE TABLE		
LINE #	DISTANCE	BEARING
RL1	21.71	N58°59'26"W
RL2	21.71	S58°59'26"W



SCALE: 1" = 20'



AS REPLATTED

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FINAL PLAT
HOMESTEAD AT STERLING RANCH
FILING NO. 2
JOB NO. 09-007
DATE PREPARED: 02/22/2019
DATE REVISED: 01/08/2020

MATCHLINE - SEE SHEET 4 OF 5

SHEET 3 OF 5