# SENT TO LBS

**EPC SF2138** 



### **Planning and Community Development Department**

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | <u>www.elpasoco.com</u>

## **Type D Application Form (1-2C)**

Please check the applicable application type
(Note: each request requires completion of a
separate application form):

<ul> <li>Appeal</li> <li>Approval of Location</li> <li>Board of Adjustment</li> <li>Certification of Designation</li> <li>Const. Drawings, Minor or Major</li> <li>Development Agreement</li> <li>Final Plat, Minor or Major</li> <li>Final Plat, Amendment</li> <li>Minor Subdivision</li> <li>Planned Unit Dev. Amendment, Major</li> <li>Preliminary Plan, Major or Minor</li> <li>Rezoning</li> <li>Road Disclaimer</li> <li>SIA, Modification</li> <li>Sketch Plan, Revision</li> <li>Solid Waste Disposal Site/Facility</li> <li>Special District</li> </ul>
Special Use □ Major
Minor, Admin or Renewal     Subdivision Exception
Vacation
$\Box$ Plat vacation with ROW
Variances
□ Major
☐ Minor (2 <sup>nd</sup> Dwelling or Renewal)
□ Tower, Renewal
□ Vested Rights
□ Waiver or Deviation
Waiver of Subdivision Regulations
□ WSEO
□ Other:
This application form shall be accompanied by all required support materials.

For PCD Office Use:			
Date:	File :		
Rec'd By:	Receipt #:		
DSD File #:			

**<u>PROPERTY INFORMATION</u>**: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es):	
Tax ID/Parcel Numbers(s)	Parcel size(s) in Acres:
Existing Land Use/Development:	Zoning District:

- □ Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- □ Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

**<u>PROPERTY</u> OWNER INFORMATION:** Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Informati	on:

### Description of the request: (submit additional sheets if necessary):



Planning and Community Development Department 2880 International Circle, Colorado Springs, CO 80910 Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

<u>APPLICANT(s)</u>: Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization) COLA LLC			
Mailing Address: 555 Middle Creek Parkway, Suite 380, Colorado Springs, CO 80921			
Daytime Telephone: 719-306-2976	Fax:		
Email or Alternative Contact Information			
tbuschar@aspenviewhom	es.net		
AUTHORIZED REPRESENTATIVE(s): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).			
Name (Individual or Organization): Matrix Design Group			
Mailing Address: 2435 Research Parkway, Suite 300, Colorado Springs, CO 80920			
Daytime Telephone: 719-575-0100	Fax:		

Email or Alternative Contact Information:

nicole.schanel@matrixdesigngroup.com

#### AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

#### OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this appl

Owner (s) Signature:		Date:	
Owner (s) Signature:		Date:	
Applicant (s) Signature	- m Emp	Date	5/25/21

TYPE D APPLICATION FORM 1-2C Page 2 or 2

## LETTER OF INTENT

For

## TRAILS AT ASPEN RIDGE Filing No. 5

Owners: **COLA, LLC.** 555 Middle Creek Parkway, Suite 380 Colorado Springs, CO 80921

Applicant: **COLA, LLC.** 555 Middle Creek Parkway, Suite 380 Colorado Springs, CO 80921

Prepared by: Matrix

Matrix Design Group 2435 Research Parkway, Suite 300 Colorado Springs, CO 80920 (719) 575-0100 fax (719) 572-0208

October 2021

Project No. 20.886.048

#### SITE LOCATION, SIZE, AND ZONING:

The Trails at Aspen Ridge Filing No. 5 (Tax Schedule No. 5509302005) is a proposed residential subdivision within the boundaries of the Trails at Aspen Ridge development, a proposed mixed-use development on 175 acres. This proposal is for a final plat for 58 detached single-family lots and open space which contains a developable acreage of 9.045 acres, a remainder parcel (Tract H) of 12.46 acres, and ROW dedication for future Frontside Drive (0.846 acres) for a total of 22.351 acres.

The site lies in Section 9 of Township 15 South, Range 65 West. The proposed development is south and east of Bradley Road and Powers Boulevard. The property is presently zoned PUD, is part of the approved Planned Unit Development Site Plan Amendment (PUDSP-213), and was originally a part of the approved Springs East at Waterview Preliminary Plan (SP-17-010). The proposed single-family residential use is in conformance with the approved PUDSP Amendment and Sketch Plan.

#### **REQUEST AND JUSTIFICATION:**

The purpose of this application is to request approval of a Final Plat for 58 single-family lots on 9.045 acres. This letter serves as a request to receive El Paso County approval of both the Final Plat and Construction Drawings of the site.

### **FINAL PLAT REVIEW CRITERIA:**

- 1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.
  - This application is in conformance by maintaining density and land use in accordance with the Waterview Sketch Plan and the Trails at Aspen Ridge PUDSP Amendment. This plan is also within the parameters of the adjacent proposed residential properties to the east: Bradley Heights (approved in the City of Colorado Springs) and Trails at Aspen Ridge Filing No. 1 (SF192) to the south. Access to the site will be provided from Legacy Hill Drive as well as Trails Filing No. 1 in accordance with the approved Trails at Aspen Ridge Filing No. 1 Final Plat. Capacity of these roads is addressed in the Traffic Impact Study approved with the overall PUDSP.
- 2. The subdivision is in substantial conformance with the approved preliminary plan.
  - The application is in substantial conformance with the Trails at Aspen Ridge PUDSP Amendment and is compatible with the existing and permitted land uses in the area.
- 3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
  - The subdivision is in conformance with the subdivision standards and regulations and has been designed to the requirements of the Code and the Engineering Criteria Manual.
- 4. Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Cord, or, with respect to applications for administrative final



plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval.

- A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. The District has provided commitment letters for this development. In addition, a proposed water pumphouse will be included in this development to ensure adequate water pressure for Trails at Aspen Ridge Filing No. 3 as well as future filings.
- 5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.
  - A public wastewater system will be provided for the subdivision by the Widefield Water and Sanitation District. The District has provided commitment letters for this development.
- 6. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)].
  - Entech Engineering, Inc. has provided a Soils, Geology, and Geologic Hazard report to accompany this application. This report has identified potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.
- 7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.
  - Adequate drainage improvements complying with the State Statute, the Code, and the ECM were included in the plan drawings. A preliminary drainage report for the overall development was submitted with the PUDSP-213 application and a Final Drainage Report has been included with this submittal.
- 8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.
  - Legal and physical access will be provided to all parcels by rights-of way.
- 9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
  - All necessary public services will be available to serve the proposed subdivision as this area has been master planned with the anticipation of development such as this for several years.
- 10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.
  - The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads, and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a will serve letter from Security Fire District has been provided with this submittal.

### **EL PASO COUNTY MASTER PLAN CONSISTENCY EVALUATION**

**Baseline Considerations:** 

- Is there a desirability or demand within the community for this use? The proposed Trails at Aspen Ridge Filing No. 5 would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. In addition, Trails at Aspen Ridge is located near a large economic driver in Peak Innovation meeting Goal HC3: Locate attainable housing that provides convenient access to good, services and employment.
- 2. Does the market support the need for the use? Would the use be viable if built right now? There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage. This filing continues development of the overall community meeting Goal LU1: Ensure compatibility with established character and infrastructure capacity meeting Goal LU4: Continue to encourage policies that ensure "development pays for itself".
- 3. Would the use be providing necessary housing or essential goods and/or services? The proposed Trails at Aspen Ridge Filing No. 5 would help to increase the density to permit more single family homes than was previously approved will help provide necessary and needed housing in this area. The proposed density increase supports Goal HC1: Promote development of a mix of housing types in identified areas and Goal HC3: Locate attainable housing that provides convenient access to good, services and employment. The Trails at Aspen Ridge development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities near housing.

### SMALL AREA PLAN & POLICY PLAN:

The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as a framework for land use applications and development in the County. The County Wide Policy Plan ties the specific small area plans, and other Master Plan elements such as the Master Plan for Mineral Extraction, the El Paso County Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy Plan provides general direction in terms of density, buffers, transitions, and infrastructure where no small area plan exists. The Trails at Aspen Ridge Filing 3 meets the requirements of these planning tools as outlined in more detail within the section below.

The Trails at Aspen Ridge project will not have a negative impact upon the existing and future development of the area. The design approach supports *Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County and Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access by providing additional single-family residences to support local employment opportunities as well as a cohesive design with adjacent land uses.* 

#### **EXISTING AND PROPOSED FACILITIES:**

The site is currently vacant. Proposed services in the development include the following:

- Water Widefield Water and Sanitation District
- Sanitary Sewer Widefield Water and Sanitation District
- Electric Service Mountain View Electric
- Natural Gas Service Colorado Springs Utilities
- Telephone Service Qwest
- Fire Protection Security Fire Protection District

No offsite improvements are currently anticipated.

#### TRAFFIC IMPACT FEES:

The applicant requests that platted lots within the Trails at Aspen Ridge Filing No. 2 be included in the county-wide 10 mill Public Improvements District (PID 2) fee program formed and implemented as part of the Traffic Impact Fee resolution.

The calculated Traffic Impact Fee for Springs at Waterview Residential development is estimated to be \$70,818 (58 lots x \$1,221.00 per lot) based on the inclusion in the 10 mill PID 2 and current fees.

#### **IMPACT IDENTIFICATION:**

#### <u>Wildlife</u>

A Wildlife Impact Report was approved with the Waterview East Preliminary Plan. This report indicates a potential for minor wildlife impact to the burrowing owl and recommended mitigation. Development will follow the mitigation guidelines identified in this report.

### **SITE GEOLOGY:**

Entech Engineering, Inc. has provided a Soils, Geology, and Geologic Hazard report to accompany this application. This report has identified potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.

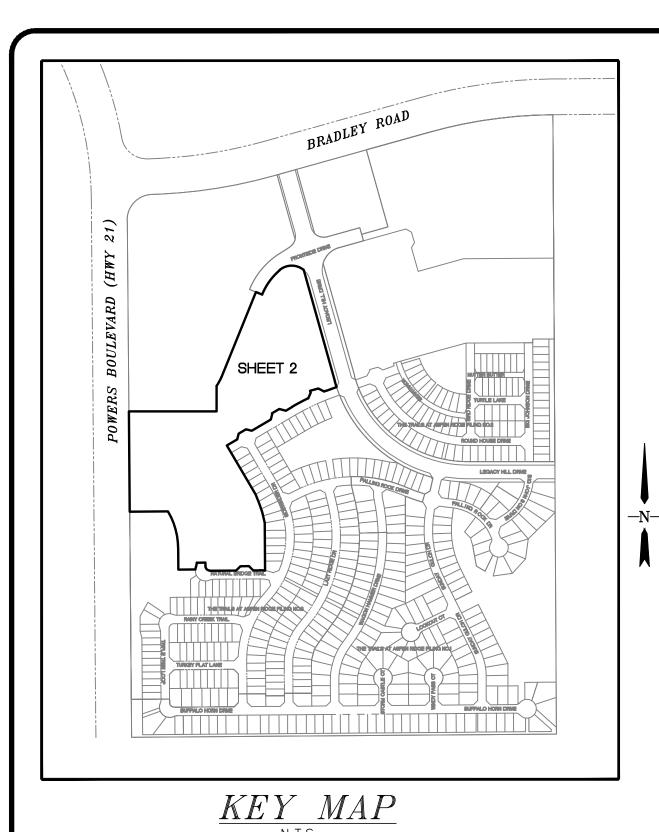
### EL PASO COUNTY WATER MASTER PLAN:

The Trails at Aspen Ridge Filing No. 5 is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. There are no proposed wells within the Trails at Aspen Ridge development. A proposed water pumphouse will be constructed with Filing No. 3 in order to provide sufficient water pressure to the filing as well as future filings. The WWSD has provided letters of intent to serve as well as water provider commitment letters for the Trails at Aspen Ranch Overall PUDSP Amendment, Filings 1-4, as well as Filing 5. The District standard for water is 0.35AF/SFE which totals 20.30 AF/year for the 58 lots in the filing. Additional water is required for open spaces tracts and landscaping, equaling 2.33 AF/year, which brings the total water commitment to 22.63 AF/year. The district has also provided the water quality report as required by El Paso County. The Colorado State Engineer's office has also provided a sufficiency of water finding for both quantity and quality for the Trails at Aspen Ridge project as a whole. In addition, the Trails at Aspen Ridge meets the stated Goals and Policies:



- Goal 1.2 Integrate water and land use planning
- Goal 4.2 Support the efficient use of water supplies
- Goal 6.1.2 Promote water conservation

through the integrated master planning of planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open. The common open space emphases water conservation using native turf seeds and limited high-water sod.



# BASIS OF BEARINGS

CAP PLS 10377). FLOOD PLAIN STATEMENT 08041C0768 G DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT

PERFORMED TO DETERMINE THESE ZONES.

EASEMENTS:

HAZARD TO AIRCRAFT.

conditions statement.

PROPERTY OWNERS.

TRACTS: ALLOWED USES LISTED PREVIOUSLY.

MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

COUNTY.

LEGAL DESCRIPTION: KNOW ALL MEN BY THESE PRESENTS:

THAT COLA LLC. AND CPR ENTITLEMENTS LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL OF TRACT H, THE TRAILS AT ASPEN RIDGE FILING NO.3, RECORDED AT RECEPTION NO. THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, 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,

# **DEDICATION:**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE TRAILS AT ASPEN RIDGE FILING NO.1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

# <u>OWNER:</u>

THE AFOREMENTIONED COLA LLC. A LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D. BY\_\_\_\_\_.

RANDY O'LEARY, PRESIDENT COLA LLC.

STATE OF COLORADO) COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_ BY RANDY O'LEARY, PRESIDENT COLA LLC.

\_\_\_\_\_ NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

# THE TRAILS AT ASPEN RIDGE FILING NO.5 A SUBDIVISION OF TRACT H OF THE TRAILS AT ASPEN RIDGE FILING NO.3 LOCATED IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO SHEET 1 OF 3

## NOTES:

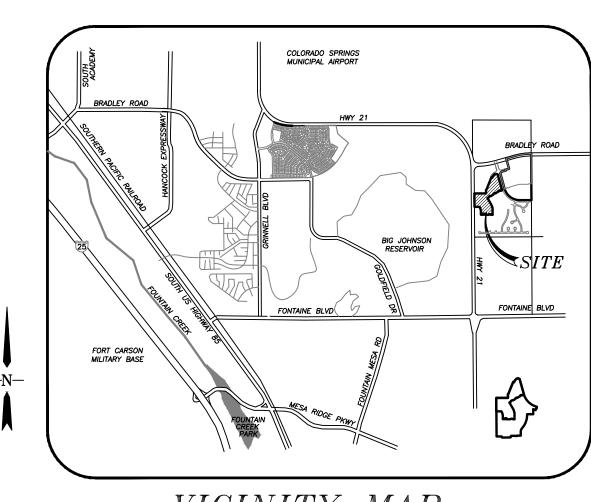
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2  $\frac{1}{2}$ " ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM.
- ALL OF THE PROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO.

- Assuming CSU is providing gas service to this area blease include the CSU easement terms and
- UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT AND A FIVE FEET PUBLIC IMPROVEMENT EASEMENT IN THE FIRST FIVE FEET ADJACENT TO ROAD RIGHT OF WAY. SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THEIR EASEMENTS VESTED WITH THE INDIVIDUAL
- NO OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
- ALL EXTERIOR LIGHTING PLANS MUST BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A
- NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED.
- TRACTS A, B, C, E AND F ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT FOR THE PURPOSES OF OPEN SPACE, DRAINAGE, MAIL KIOSK, TRAILS, PARKS AND UTILITIES. OWNERSHIP BY WATERVIEW II METROPOLITAN DISTRICT WILL BE CONVEYED BY SEPARATE INSTRUMENT. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT MAY AUTHORIZE BUILDING PERMITS FOR STRUCTURES TO BE UTILIZED FOR THE
- TRACT B OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY. WATERVIEW II METROPOLITAN DISTRICT IS RESPONSIBLE FOR
- TRACT D IS TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT AND IS RESERVED FOR FUTURE RIGHT-OF-WAY FOR POSSIBLE CONNECTION TO THE EAST. TRACT SHALL BE DEDICATED TO EL PASO COUNTY AT THE TIME THE CONNECTION IS REQUIRED IF NO CONNECTION TO THE EAST IS REQUIRED THIS TRACT MAY BE CONVERTED TO A LOT FOR USE AS A SINGLE FAMILY RESIDENTIAL PER REVIEW AND APPROVAL OF AN AMENDED PLAT BY EL PASO
- TRACT G IS TO BE OWNED AND MAINTAINED BY COLA LLC. FOR FUTURE DEVELOPMENT. NO BUILDING PERMITS MAY BE ISSUED WITHOUT A PLATTING ACTION AND THAT ALL IMPACT FEES ASSOCIATED WITH THESE TRACTS WILL BE PAID AT THE TIME OF REPLATTING.

- 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. ABN55074355.5, PREPARED BY LAND TITLE GUARANTEE, DATED 5/29/2021.
- 2. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS, AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY.
- 4. NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OF TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_ OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 6. WIDEFIELD WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES.
- 7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- 8. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE WATERVIEW II METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. 220087532 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER
- 9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 10. REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD SCHOOL DISTRICT 3, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO DISCLOSE THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THIS AREA.
- 11. BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
- 12. THERE WILL BE NO DIRECT LOT ACCESS TO BRADLEY ROAD FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING ANY TRACT IS NOT PERMITTED.
- 13. THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY LSC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 19, 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED ALONG POWERS BOULEVARD AT THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDOT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.
- 14. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 19-471. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO.2, EL PASO COUNTY, COLORADO (PID 2) PURSUANT TO RESOLUTION NO. 20-130 OF THE PID 2 BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 220042582.
- 15. 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.
- 16. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOME BUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR THE DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 17. THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF BIG JOHNSON DRIVE CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT BIG JOHNSON DRIVE IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY. THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO EXTENDING BIG JOHNSON DRIVE.
- 18. NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, FOUNTAIN MUTUAL METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
- 19. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 20. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
- 21. THIS PLAT IS REGULATED BY THE TRAILS AT ASPEN RIDGE PUD (PUDSP-191) RECEPTION NO. 221135788 OF THE RECORDS OF EL PASO COUNTY.
- 22. LOTS 1-58 ACREAGE: 5.916 TRACTS A-D ACREAGE: 14.935 PUBLIC STREETS ACREAGE: 1.646 TOTAL ACREAGE: 22.497

IN THE

FEES:



VICINITY MAP

# SURVEYOR'S CERTIFICATION:

I JAMES F. LENZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS. SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

JAMES F. LENZ PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, NO 34583 FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.

# **COUNTY CERTIFICATION:**

THIS PLAT FOR "THE TRAILS AT ASPEN RIDGE FILING NO.4" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS \_\_\_ DAY OF \_\_\_\_, 20\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE (COVENANTS). THE DEDICATIONS OF LAND TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT

DATE

DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT

STEVE SCHLEIKER, COUNTY ASSESSOR

# CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, AT \_\_\_\_\_ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_ FEE: \_\_\_\_\_ DEPUTY

# <u>OWNER/DEVELOPER</u>

COLA LLC 7910 GATEWAY BLVD EAST #102 EL PASO, TX 79915-1801

ENGINEER MATRIX 2435 RESEARCH PARKWAY COLORADO SPRINGS. CO 80920

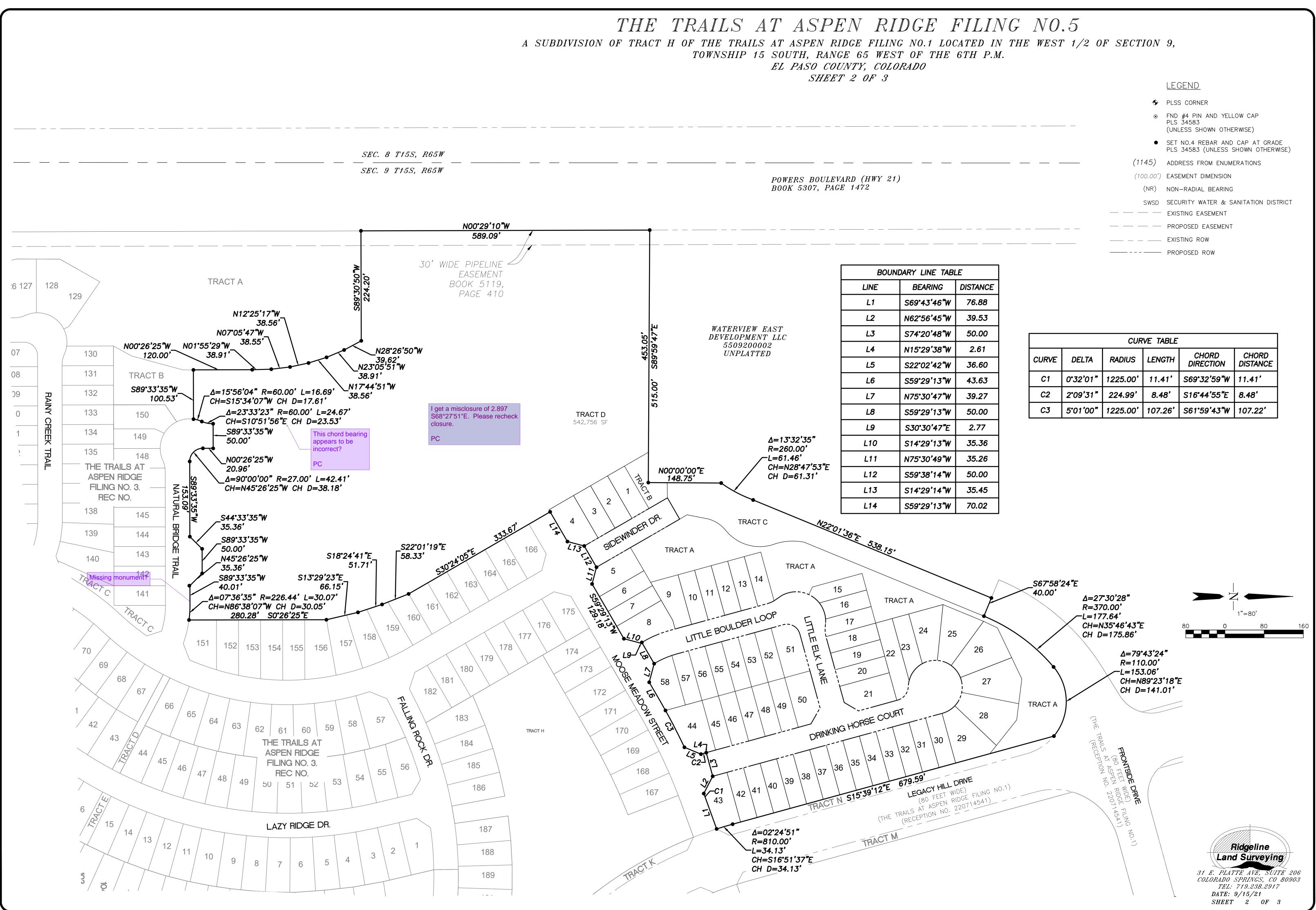
SURVEYED DECEMBER 2018

# DATE OF PREPARATION

DRAINAGE \_\_\_\_\_ BRIDGE \_\_\_\_\_ SCHOOL \_\_\_\_\_ PARK \_\_\_\_\_

Ridgeline Land Surveying 31 E. PLATTE AVE, SUITE 206 COLORADO SPRINGS, CO 80903 TEL: 719.238.2917

DATE: XX/XX/XX SHEET 1 OF 3



DARY LINE TABLE			
BEARING DISTANC			
S69 <b>°</b> 43'46 <i>"</i> W	76.88		
N62*56'45 <b>"</b> W	39.53		
S74°20'48 <i>"</i> W	50.00		
N15 <b>°</b> 29'38 <b>"</b> W	2.61		
S22*02'42 <i>"</i> W	36.60		
S59 <b>°</b> 29'13 <b>"</b> W	43.63		
N75 <b>°</b> 30'47 <b>"</b> W	39.27		
S59 <b>°</b> 29'13 <b>"</b> W	50.00		
S30°30'47"E	2.77		
S14°29'13"W	35.36		
N75 <b>°</b> 30'49 <b>"</b> W	35.26		
S59 <b>°38'14<i>"</i>W</b>	50.00		
S14 <b>°</b> 29'14 <i>"</i> W	35.45		
S59 <b>°</b> 29'13 <b>"</b> W	70.02		

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD DISTANCE
C1	0°32'01"	1225.00'	11.41'	S69 <b>°</b> 32'59 <b>"</b> W	11.41'
C2	2•09'31"	224.99'	8.48'	S16 <b>°</b> 44'55 <b>"</b> E	8.48'
C3	5°01'00"	1225.00'	107.26'	S61*59'43 <b>"</b> W	107.22'

