

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commissioner
Brain Risley, Chair

FROM: Kari Parsons, Planner III
Craig Dossey, Executive Director

RE: Project File #: ID-21-002
Project Name: Waterview II Metropolitan District
Parcel Nos.: Multiple

APPLICANT:	REPRESENTATIVE:
Waterview II Metropolitan District C/O: COLA LLC 7910 Gateway Boulevard East El Paso, Texas 79915	Spencer Fane, LLC Russel Dykstra P.C. 2154 East Commons Avenue, Suite 2000 Centennial, Colorado 80122

Commissioner District: 2

Planning Commission Hearing Date: 12/02/2021 Board of County Commissioners Hearing Date: 12/14/2021 and 01/04/2022

EXECUTIVE SUMMARY

A request by Waterview II Metropolitan District for approval of a Colorado Revised Statutes Title 32 Special District service plan modification for the Waterview II Metropolitan District. The 298.2-acre area included within the request is zoned PUD (Planned Unit Development), RS -5000 (Residential Suburban) and A-5 (Agricultural) and is located at the southeast corner of the Powers Boulevard and Bradley Road intersection and along the west side of Powers Boulevard at the Bradley Road intersection, and is within Sections 8 and 9, Township 15 South, Range 65 West of the 6th P.M. The proposed service plan modification includes the following: a maximum debt authorization of \$50 million, a debt service mill levy of 50 mills for residential, a debt service mill levy of 5 mills for special purpose, and an operations and maintenance mill levy of 10 mills, for a total maximum combined residential mill levy of 65 mills. The

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statutory purposes of the district include the provision of the following: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement; and 7) design, construction, and maintenance of public water and sanitation systems.

Title 32 of the Colorado Revised Statutes grants extensive powers and authorities to special districts, such as the power of perpetual existence, the ability to incur debt, the ability to charge fees and adopt ad valorem mill levies, and the ability to perform covenant enforcement and design review. With that said, the applicant has decided to expressly limit the District's authorities under state statute with respect to the ability to exercise eminent domain powers by stating the following in the proposed service plan:

“The District may exercise the power of eminent domain or dominant eminent domain only as necessary to further the clear public purposes of the District.

The power of eminent domain and/or dominant eminent domain shall be limited to the acquisition of property that the District intends to own, control or maintain by the District or other governmental entity and is for the material use or benefit of the general public. The term ‘material use or benefit for the general public’ shall not include the acquisition of property for the furtherance of an economic development plan, nor shall it include as a purpose an intent to convey such property or to make such property available to a private entity for economic development purposes. The phrase ‘furtherance of an economic development plan’ does not include condemnation of property to facilitate public infrastructure that is necessary for the development of the Project.

The District may exercise such powers as are expressly or impliedly granted by Colorado law, if not otherwise limited by the Service Plan or its conditions of approval. The District shall not exercise the statutory authority granted in C.R.S. § 18-12-214 by enacting an ordinance, resolution, rule, or other regulation restricting or prohibiting the carrying of a concealed handgun in a building or specific area within its jurisdiction or under its direct control by a person holding a permit to do so.”

Staff is proposing Recommended Condition of Approval No. 3 below, which requires prior approval by the Board of County Commissioners at an open and public hearing before the District can exercise eminent domain powers. Staff is also proposing

Recommended Condition of Approval No. 4 below, which prevents the District from prohibiting concealed handguns within the District's service area.

If it is determined that the request complies with the El Paso County Land Development Code, the adopted El Paso County Special District Policies, and criteria within Title 32 of the Colorado Revised Statutes for a special district service plan, and if a motion for approval is made, then staff recommends including the recommended conditions of approval and notations identified in Section C below.

A. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

B. REQUEST/WAIVERS/AUTHORIZATION

Request: A request for approval of a Colorado Revised Statute Title 32 Special District service plan modification with a maximum debt authorization of \$50 million, a debt service mill levy of 50 mills for residential, a debt service mill levy of 5 mills for special purpose, and an operations and maintenance mill levy of 10 mills, for a total maximum combined residential mill levy of 65 mills. The statutory purposes of the District includes the provision of the following: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement; and 7) design, construction and maintenance of public water and sanitation systems.

Authorization to sign: N/A

C. RECOMMENDED CONDITIONS OF APPROVAL AND NOTATIONS

It is noted that the majority of the conditions essentially paraphrase existing language in the service plan and formalize them as conditions.

CONDITIONS OF APPROVAL

1. As stated in the proposed service plan, the maximum combined residential mill levy shall not exceed 65 mills for any residential property within the Waterview II Metropolitan District, with no more than 50 mills devoted to residential debt service, no more than 10 mills devoted to operations and maintenance, no more than 5 mills devoted to a special purpose unless the District receive Board of County Commissioner approval to increase the maximum mill levy.
2. As stated in the attached service plan, the maximum authorized debt for the Waterview II Metropolitan District shall be limited to \$50 million until and unless the District receive Board of County Commissioner approval to increase the maximum authorized debt.
3. Approval of the service plan for the Waterview II Metropolitan District includes the ability of the District to use eminent domain powers for the acquisition of property to be owned, controlled, or maintained by the District or another public or non-profit entity and is for the material use or benefit of the general public. The District may not use the power of eminent domain without prior approval by the Board of County Commissioners at a publicly noticed hearing after a showing that the use of eminent domain is necessary in order for the District to continue to provide service(s) within the District's boundaries and that there are no other alternatives that would not result in the need for the use of eminent domain powers.
4. The district shall not exercise the statutory authority granted in C.R.S. § 18-12-214 by enacting an ordinance, resolution, rule, or other regulation restricting or prohibiting the carrying of a concealed handgun in a building or specific area within its jurisdiction or under its direct control by a person holding a permit to do so.
5. The Waterview II Metropolitan District shall provide a disclosure form to future purchasers of property in a manner consistent with the approved Special District Annual Report form. The developer(s) shall provide written notation on each subsequent final plat associated with the development of the annually filed public notice. County staff is authorized to administratively approve updates to the disclosure form to reflect current contact information and calculations.

6. The Waterview II Metropolitan District is expressly prohibited from creating separate sub-districts except upon prior notice to the Board of County Commissioners, and subject to the Board of County Commissioners right to declare such creation to be a material modification of the service plan, pursuant to C.R.S. § 32-1-1101(1)(f)(I).
7. As stated in the attached service plan, the Waterview II Metropolitan District shall not have the authority to apply for or utilize any Conservation Trust (“Lottery”) funds without the express prior consent of the Board of County Commissioners. The District shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants.
8. Approval of this application shall not constitute relinquishment or undermining of the County’s authority to require the developer to complete subdivision improvements as required by the Land Development Code and Engineering Criteria Manual and to require subdivision improvement agreements or development agreements and collateral of the developer to guarantee the construction of improvements.
9. Any future proposed development of the subject parcels will require approval of a map amendment (rezone), preliminary plan, and final plat(s), and such final plat(s) must be recorded prior to undertaking land disturbing activities, excluding pre-subdivision site grading without installation of wet utilities as a separate, stand-alone request.
10. The Waterview II Metropolitan District shall not be authorized to issue debt until and unless the underlying map amendment (rezoning) is approved by the Board of County Commissioners.
11. A material change to the land use assumptions identified in the service plan, and associated attachments, or any future material modification to the service plan shall require an amendment(s) to the service plan.
12. COLA, LLC, shall deed the openspace, drainage, and private road platted tracts with the Trails at Aspen Ridge Filing Nos. 1 and 2 to Waterview II Metropolitan District for ownership and maintenace upon approval of servie plan modification.

NOTATIONS

1. Approval of this service plan shall in no way be construed to infer a requirement or obligation of the Board of County Commissioners to approve any future land use requests within the boundaries of the District.
2. Any expansions, extensions, or construction of new facilities by the Waterview II Metropolitan District will require prior review by the Planning and Community Development Department to determine if such actions are subject to the requirements of Appendix B of the Land Development Code, Guidelines and Regulations for Areas and Activities of State Interest (a.k.a. "1041 Regulations).

D. BACKGROUND AND STATUS OF LAND USE APPROVALS

The parcels proposed to be included within the service plan modification area were zoned A-2 (Agricultural) on May 10, 1942, (BoCC Resolution No. 669212) when zoning was first initiated for this area of unincorporated El Paso County. Due to nomenclature changes to the El Paso County Land Development Code, the A-2 zoning district was renamed as the A-5 (Agricultural) zoning district.

The Waterview Sketch Plan (SKP-00-002) was approved by the Board of County Commissioners on May 10, 2001 (BoCC Resolution No. 01-191). The Plan identified two (2) phases of development totaling approximately 621.59 acres, which included a maximum of 680 single family dwellings, 330 multi-family dwelling units, 404.14 acres of commercial, 40.56 acres of open space, and 118.29 acres of right-of-way.

On October 28, 2014, the Board of County Commissioners approved a sketch plan amendment to the previously approved plan (PCD File No. SKP-13-001). The amendment altered the configuration of land uses to allow 107.3 acres of commercial uses, 184.3 acres of single-family residential uses, 39.9 acres of multifamily uses, 107.4 acres of open space, and 81.4 acres of industrial uses.

On April 2, 2018, an amendment to the sketch plan (PCD File No. SKP-16-002) was approved administratively to allow for an additional 80 single-family residential lots. On October 24, 2018, another sketch plan amendment was administratively approved (PCD File No. SKP-18-002) allowing a one (1) acre increase in the amount of commercial acreage within the plan.

On July 15, 2021, the Board of County Commissioners approved a sketch plan amendment to the previously approved plan (PCD File No. SKP-20-002). The

amendment allowed for the reduction of the proposed commercial area from 38.2 acres to 22.1 acres and the industrial area from 78.9 acres to 26 acres to accommodate 1,260 additional single-family and multifamily residential units.

On February 12, 2019, the Board of County Commissioners approved the Trails at Aspen Ridge PUDSP (PCD File No. PUDSP-19-001), which allowed for the creation of 605 residential lots.

On April 28, 2020, Trails at Aspen Ridge Filing No. 1 (PCD File No. SF-19-002) final plat which created 181 single-family lots was approved by the Board of County Commissioners. The final plat was recorded on July 14, 2020 at Reception No. 220714541.

On June 8, 2021, the Board of County Commissioners approved the Trails at Aspen Ridge PUDSP Amendment (PCD File No. PUDSP-21-003), which increased the number of single-family residential lots from 606 to 680 residential lots. It should be noted that the Waterview II Metropolitan District's service plan modification is limited to a residential mill levy. The commercial and industrial areas depicted on the Waterview Sketch Plan are excluded from the District's service area as depicted on Exhibit A, pages A-2 and A-3 of the service plan.

The Planning and Community Development Director approved the Trails at Aspen Ridge Filing No. 2 (PCD File No. SF-19-027) final plat on July 28, 2021 which created 98 single-family lots. The final plat was recorded on August 2, 2021 at Reception No. 221714795.

In 2006, the Board of County Commissioners approved the creation of a Colorado Revised Statute Title 32 Special District service plan, Waterview II Metropolitan District (ID-20-002). That District included a boundary area of 441-acres, and the following: a maximum debt authorization of \$35 million, and a debt service mill levy of 40 mills without adjustment. The Plan didn't specify residential or commercial mills. The Waterview II Metropolitan District was created prior to the adoption of the June 2007, Special District Policies.

On June 28, 2021, El Paso County District Court issued a "An Order For Exclusion" which removed 143-acres from the original 441-acre District boundary for a remaining total of 298 acres of land within the District. The District, totaling 298- acres of land, requests the subject service plan modification. Additionally, there are two areas, totaling 129.4 acres, that are

depicted as future exclusion areas on page A-3 of the requested service plan modification. If these areas are excluded, the District would be reduced to 168.8 acres. The financial plan summary, Exhibit D in the proposed service plan does not include the future exclusion areas and is based on residential development only. The remaining 168.8 acres are anticipated to be developed as the Trails at Aspen Ridge development, which is proposed to include 861 single-family lots, and no commercial or multifamily land uses at full build out.

The Waterview II Service Plan Modification request includes a maximum debt authorization of \$50 million, a debt service mill levy of 50 mills for residential, a debt service mill levy of 5 mills for special purpose, and an operations and maintenance mill levy of 10 mills, for a total maximum combined residential mill levy of 65 mills.

E. APPLICABLE RESOLUTIONS:

Approval Page: 37

Disapproval Page: 38

F. STATUS OF MAJOR ISSUES

No major issues remain with the proposed service plan. The service plan is consistent with the Board of County Commissioners' June 2007, Special District Policies and with the requirements for use of a Single District Model Service Plan. The applicant has sufficiently addressed all of the issues identified by staff through the review and resubmittal process.

G. APPROVAL CRITERIA

1. STATUTORY COMPLIANCE

The following is a summary of staff's analysis of the compliance of this request with the standards and criteria in Section 32-1-203(1) of the Colorado Revised Statutes.

Required findings

I. Sufficient existing and projected need

Development of the lots, streets, drainage improvements, and trails, along with platting and providing ongoing maintenance of the associated open space tracts, trails and drainage improvements establishes sufficient need for the proposed Waterview II Metropolitan District. Sufficient need for the proposed District is based upon the development of the lots, streets, utility infrastructure, drainage improvements, and trails, along with platting and providing ongoing

maintenance of the associated open space tracts, trails, and drainage improvements. The private roads within the service plan area are also proposed to be owned and maintained by the District.

II. Existing service is inadequate for present and projected needs

Widefield Water and Sanitation District (WWSD) is currently providing water and wastewater services to the developed areas west of the subject area and within the Waterview II Metropolitan District service area. The applicant states in their letter of intent and in the proposed service plan that it would not be financially feasible for Widefield Water and Sanitation District to finance construction of the public improvements needed to serve the Trails at Aspen Ridge development due to the additional debt the district would incur and their limited debt capacity.

The creation of the Waterview II Metropolitan District isolates the costs of the necessary infrastructure for the Trails at Aspen Ridge development. Waterview II Metropolitan District will design and construct the water and wastewater infrastructure; upon completion it is anticipated to be dedicated to WWSD for ownership and ongoing maintenance.

The incorporated boundaries of the City of Colorado Springs are located along the eastern boundary of the property. The applicant has elected not to pursue annexation into the City is at this time, as no City services have been extended. The applicant states in their letter of intent and in the proposed service plan that it would not be financially feasible for Widefield Water and Sanitation to finance construction of the public improvements needed to serve the Trails at Aspen Ridge (Waterview II) development due to the additional debt the district would incur and their limited debt capacity.

The service plan modification to allow for an increased maximum debt authorization from \$35 million to \$50 million and an increase from 40 mills to a combined maximum of 65 mills isolates the financial obligation of the costs of the necessary infrastructure for the Trails at Aspen Ridge development to the Waterview II Metropolitan District.

There is no public entity available that has suitable debt capacity and is capable of constructing and maintaining the required water and

wastewater infrastructure, street and safety improvements, drainage facilities, covenant control, mosquito control, and recreation facilities.

III. District is capable of providing economical and sufficient service

The applicant's financial plan summary prepared by DA Davidson assumes an average base home price of \$393,000 in 2021, which is not an assessment year. New home sales are assumed to inflate at two (2) percent per year. Biennial reassessment on existing property is assumed to be six (6) percent. A typical 30-year debt service is proposed. Pursuant to the analysis and conclusions within the District's financial plan, a summary of which is included as Exhibit D of the service plan, the District is proposed to provide services within the service area in an economic and sufficient manner.

IV. Financial ability to discharge proposed indebtedness

The District's financial plan indicates that the District would have the ability to discharge the proposed indebtedness pursuant to the residential land use set forth in the approved Waterview II Sketch Plan. The plan relies upon a development build-out schedule beginning in 2021 and ending in 2026. The applicant is assuming that full build-out will capitalize on the increased demand for residential development created by the locally accelerated growth rate for single-family residential land use in the region. The proposed service plan states:

“The residential development is anticipated to be comprised of 861 single-family homes projected to be completed between 2021 through 2026. Estimated home prices range from \$375,000 to \$425,000 per unit with an overall average of approximately \$393,000 per unit. Home prices are estimated to appreciate 2 percent per year.”

The applicant's anticipated build-out schedule and absorption rate appear to be consistent with the current market trends. The projected biennial inflation rate of six (6) percent is higher than most service plans submitted to El Paso County. Most of the other service plans project one (1) to two (2) percent biennial inflation on existing assessed values within El Paso County.

Discretionary findings

The following findings are discretionary on the part of the Board of County Commissioners:

I. Adequate service is not or will not be available through other sources

The area included within Waterview II Metropolitan District is located within the service area of the Widefield Water and Sanitation District. The Widefield Water and Sanitation District is exclusive to water and wastewater services only. Widefield Water and Sanitation District has committed to provide water and wastewater service if the infrastructure is designed and constructed by the Waterview II Metropolitan District. After construction, the water and wastewater infrastructure is anticipated to be dedicated to the Widefield Water and Sanitation District for ownership and ongoing maintenance.

There is no public entity available that has available debt capacity and is capable of constructing the required water and wastewater infrastructure.

The other proposed services can be provided without the increased maximum debt, and increased mill levy as requested in the service plan modification. The developer(s) could construct the necessary infrastructure (roadways, sidewalks, drainage facilities, parks and open space areas, etc.), if financing is available, and create a homeowners association that would be responsible for the ongoing maintenance of the open space areas and permanent water quality features (detention ponds). Staff does acknowledge, however, that the desire to secure upfront financing to construct the proposed infrastructure and the need to generate ongoing funds to support maintenance efforts are traditional reasons for forming special districts.

II. Facility and service standards compatible

Any public facilities to be constructed and dedicated to El Paso County will need to meet the applicable El Paso County standards.

III. Compliance with the Master Plan

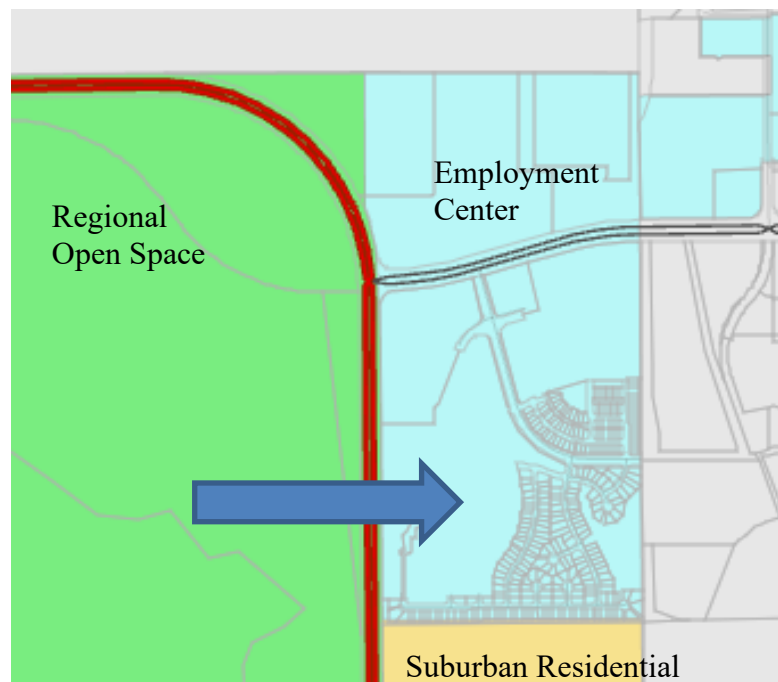
A finding of general conformity with the El Paso County master plan, is recommended as discussed below.

A. Your El Paso County Master Plan

1. Placetype: Employment Center

Placetype Character: “Employment Centers comprise land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses. The priority function of this placetype is to provide space for large-scale employers to establish and expand in El Paso County. They are typically located on or directly adjacent to Interstate 25 and/or other regional corridors to ensure business and employee access.

Proximity to other transportation hubs, such as Meadow Lake Airport, and rail lines is also appropriate for an Employment Center. Uses in this placetype often require large swaths of land and opportunity to expand and grow to meet future needs and demands. Transitional uses, buffering, and screening should be used to mitigate any potential negative impacts to nearby residential and rural areas. Some Employment Centers are located in Foreign Trade, Commercial Aeronautical, and Opportunity Zones to help incentivize development.”



Recommended Land Uses:

Primary

- Light Industrial/Business Park

- Heavy Industrial
- Office

Supporting

- Commercial Retail
- Commercial Service
- Restaurant

Analysis:

The parcels are designated as Employment Center. The Employment Center placetype is the County’s primary location for large-scale, nonretail businesses that provide significant employment and economic development opportunities. The Relevant goals and objectives are as follows:

Goal LU1: Ensure compatibility with established character and infrastructure capacity.

Goal LU4: Continue to encourage policies that ensure “development pays for itself.”

Priority LU4: Continue to evaluate development impact fees, requiring adequate private investment to defray the cost of capital improvements needed due to new development so that new development will not overburden County resources, and will be served by adequate infrastructure until they can be incorporated if necessary or desired.

Goal HC3. Locate attainable housing that provides convenient access to goods, services, and employment.

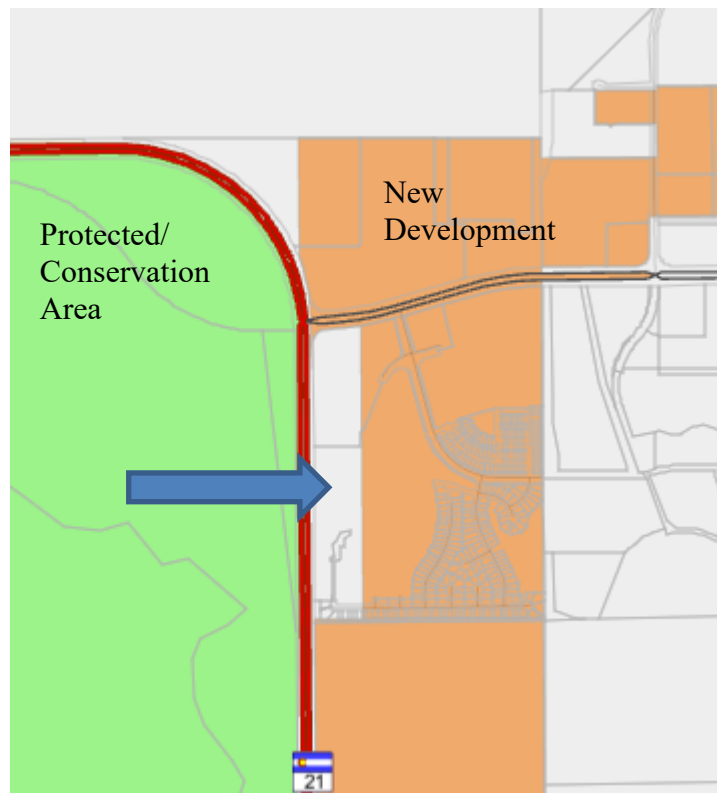
Goal M1. Support compatible land uses within and in close proximity to bases and associated facilities.

Goal M2. Ensure coordinated planning efforts for transportation impacts and access.

While this area is classified as an Employment Center, the development pattern that has occurred within the Waterview II Metropolitan District and in the surrounding area to the west

indicates a demand for additional residential uses in this area. The subject property is zoned for residential land uses. The modification to the service plan is anticipated to enable the District to design and construct public and private infrastructure, and own and maintain private infrastructure such as parks, trails, open space, and private roads, so as to not overburden El Paso County resources.

2. **Area of Change Designation:** Minimal Change: Developed
“These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.”



3. **Key Area Influences:** Military Installations and Colorado Springs Airport/Peterson Air Force Base

The Military Installations Key Area recommends:

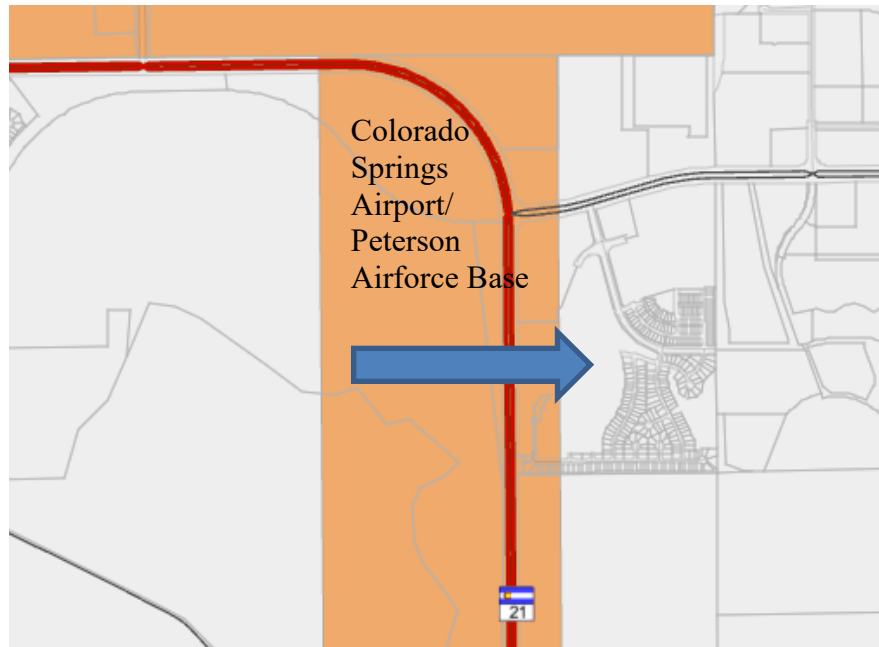
“Areas directly adjacent to the installations are critical to successfully planning for the County’s projected growth, economic viability, and the various operations of the individual bases. Recommendations and policies will be specific and different for each installation.”

The Colorado Springs Airport/Peterson Air Force Base Key Area recommends:

“Currently, large amounts of land adjacent to the airport are primed for commercial and industrial development, in part due to the establishment of a Commercial Aeronautical Zone (CAZ).”

“The County should continue to prioritize nonresidential growth in this area to help expand the Employment Center in unincorporated El Paso County.”

“The County should also coordinate future development adjacent and within the Colorado Springs Airport Accident Potential Zone (APZ) and within the Peterson Air Force Base buffer area with the Airport and the Base to ensure growth does not negatively impact the primary functions of Peterson Air Force Base or the Airport. Coordination with Colorado Springs Airport should also be considered, as necessary.”



While the requested service plan modification is not consistent with the Key Area recommendations due to the anticipated land use, the request represents the following: a continuation of the development pattern of the surrounding area, which is consistent with Goal LU1; support of the goal to have development pay for itself through the use of a special district, which is consistent with Goal LU4; and the creation of additional compatible land uses such as housing to support the military bases in the County, which is consistent with Goal M1.

B. El Paso County Water Master Plan

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant goals and policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 1.2 – Integrate water and land use planning.

Policy 5.3.1- Discourage individual wells for new subdivisions with 2.5 acres or smaller average lot sizes, especially in the near-surface aquifers, when there is reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economics of scale to do so can be achieved.

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

Policy 6.0.3 – Encourage water and wastewater infrastructure projects to be sited and designed in a manner which promotes compatibility with adjoining uses and provides reasonable mitigation of any adverse visibility and other environmental impacts.

Goal 6.0.11- Continue to limit urban level development to those areas served by centralized services.

The development area is located within Region 7. The Water Master Plan identifies a current water demand of 10,141 acre feet (AF) per year and a current supply of 15,376 AF, resulting in a surplus of water (decreed water rights) of 5,235 AF. The area in which Waterview II Metropolitan District (Trails at Aspen Ridge) is located is projected in the Water Master Plan as likely to reach build out by year 2040. The District's financial plan anticipates buildout by 2026. For year 2040, the Plan projects a water demand of 15,846 AF for Region 7 versus a projected supply of 25,241 AF, resulting in a reduced surplus of 9,395 AF. When considering additional development in Region 7, it is important to note that the Plan ultimately projects a water supply demand for the Region of 26,969 AF by year 2060.

The water summary included in the letter of intent (page 6) submitted in support of service plan modification states that the existing Widefield Water and Sanitation District (WWSD) has available water supply capacity to provide adequate water service to the development within the Widefield Water and Sanitation District's area. The summary states that the Widefield Water and Sanitation District's current water need within the District's service

area is 2,755 acre-feet of water per year. The District has a developed physical water supply of 5,271 acre-feet per year, and a “Legal Water Supply Holding” of 7,900 acre-feet per year.

A request for a finding of water sufficiency in regard to quantity, dependability, and quality is not being requested, nor is it required, with the proposed Waterview II Metropolitan District service plan, but will need to occur at the subdivision stage(s) of development. The plan to extend central water service to the development rather than drilling additional individual groundwater wells is supported by many of the goals and policies of the Water Master Plan.

IV. Compliance with water quality management plan

Section 3.6, Wastewater Treatment Facilities, of the Pikes Peak Area Council of Government’s Water Quality Management Plan 2010 Update, which was in effect at the time of application submittal, states that, “If it is economically feasible wastewater service will be provided in regional and sub regional publicly owned wastewater treatment facilities, and small privately owned facilities will be avoided.” The applicant is proposing that wastewater treatment service for the anticipated development be provided by Widefield Water and Sanitation District if the Waterview II Metropolitan District extends the wastewater infrastructure to the Trails at Aspen Ridge development. The applicant will design, finance and construct the wastewater infrastructure, which is anticipated to be dedicated to Widefield Water and Sanitation District after construction for ongoing maintenance.

V. In the best interests of the area to be served

See other service provision discussions in this staff report.

2. COMPLIANCE WITH 2007 SPECIAL DISTRICT POLICIES

(The County’s Special District Policies, dated June 25, 2007, are included as an attachment. The following is a summary of the analysis of those policies as they apply to this request.)

I. Conformity with statutory standards

(See Statutory Compliance discussion above)

II. Conformity with County Master Plan and Polices

(See the Discretionary Findings discussion above and below)

III. Content in conformance with statutes

To the knowledge of staff, the process followed to this point has been consistent with the requirements of Colorado statutory law.

IV. Applicant responsible for meeting timelines

The applicant submitted the service plan modification application in a timely manner to allow staff adequate time to properly review the application.

V. Limiting proliferation of districts

Approval of this service plan modification will allow for the modification of an existing Title 32 Special Districts. The modification of the existing District will not result in service provision redundancy in the area.

There are currently no other governmental entities, including the County, located in the immediate vicinity of the Waterview II Metropolitan District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the public improvements needed for the project. It is acknowledged that the District is within the Widefield Water and Sanitation District (WWSD). It is not feasible, however, for WWSD to provide the additional design and construction of infrastructure within their service areas. Additionally, the property owners/developers of the property within the project have no authority or control in connection with the governance or operations of WWSD. WWSD does not allow for sufficient debt capacity to account for the debt necessary to fund the needed infrastructure. Based on the 2006 Waterview II Metropolitan District Service Plan a modification is necessary in order to provide the public improvements needed for the development in the most economic manner possible.

The District is proposed to have covenant enforcement authority funded via a dedicated 5 mill levy. The District's covenant enforcement authority would be geographically limited to only those properties located within the District's boundaries.

VI. Coordination with other elected officials and departments

The applicant has fully coordinated with all applicable departments and has provided sufficient lead time to allow for a technical review of the

proposed service plan. El Paso County Financial Services division has reviewed the application and has provided the following comment:

“The proposed metro district would assess a 10 mill levy on assessed properties in the district from 2022-2058. Over the 37 years, the effect of collecting property taxes for the district will decrease El Paso County’s Specific Ownership Taxes by an average of \$6,896 a year. In year 1 (2022), EPC collections will be reduced by approximately \$103 and growing to \$3,870 at completion of the project in 2026 (year 5). During the same time-period, El Paso County’s property taxes are expected to grow approximately \$3,870 in 2022 to \$175,496 in year 5. Over the 37-year course of the project, we estimate total SOT collections will be reduced by \$255,149 while property tax collections should increase by \$11,570,249.”

VII. Address potential for annexation

The property is surrounded by unincorporated El Paso County on the north, south and west boundary. The eastern boundary is contiguous to a municipality; however, Colorado Springs Utilities does not provide existing service to this area of the County at this time; therefore, annexation is not feasible.

VIII. Development Analysis

A development analysis has been provided consistent with the adopted Board of County Commissioners policies. A summary of the development analysis is included in Section IV of the service plan. Please see the discussion of the District’s financial plan in the Required Findings section of this report, specifically subsection IV Financial Ability to Discharge Proposed Indebtedness, above as it relates to the assumptions for development.

IX. Mill Levy Caps

The applicant is requesting approval of a maximum combined mill levy cap of 65 mills for residential, including 5 mills devoted for special purpose (covenant enforcement authority), and 10 mills for operations and maintenance. The Board of County Commissioners policies limit the maximum combined total mills to 60 mills with an additional Special Purpose Mill Levy of 5 mills being allowed if covenant enforcement authority is being proposed.

X. Master Districts

The County’s Policies discourage the use of master districts in favor of options for single or multiple districts without control districts. A master district configuration is not being proposed with this request. A single district was created in 2006. The applicant is requesting a modification of the service plan to increase the maximum debt from \$35 million to \$50 million and to increase the combined mill levy from a 40 mills to 65 mills.

XI. Skeletal Service Plans

This is a complete service plan. Therefore, this policy is not applicable.

XII. Authorization of Debt and Issuance of Bonds

The maximum amount of indebtedness for the Waterview Metropolitan District is proposed to be \$295 million. The period of maturity for any issued debt, not including developer funding agreements, is limited to no more than thirty (30) years without prior approval from the Board of County Commissioners. The applicant is requesting a thirty (30) year period of maturity for any issued debt.

6. COMPLIANCE WITH COUNTY PROCEDURES AND GUIDELINES

Staff recommends the submittal is in compliance with all adopted procedures and guidelines.

7. OTHER FACTORS

Not applicable with this request.

H. SERVICES

1. WATER

Widefield Water and Sanitation District (WWSD) has provided a will-serve letter to provide water service. The Waterview II Metropolitan District is requesting authority to finance, design, and construct wastewater service lines into and within the Trails at Aspen Ridge development. The infrastructure will be dedicated to WWSD for ongoing maintenance and ownership after it is constructed and operational.

2. WASTEWATER

Widefield Water and Sanitation District (WWSD) has provided a will-serve letter to provide wastewater service. The Waterview II Metropolitan District is requesting authority to finance, design, and construct wastewater service lines into and within the Trails at Aspen Ridge development. The infrastructure will be dedicated to WWSD for ongoing maintenance and ownership after it is constructed and operational.

3. TRANSPORTATION

Approval of the proposed modification to the service plan would authorize the Waterview II Metropolitan District to finance, design, and construct arterial, collector and local level street improvements and any bridges, fences, trails, lighting, landscaping, and traffic and safety controls and devices. The applicant's intent and the County's requirement is to construct street improvements to applicable County standards. The applicant is proposing to dedicate public transportation facilities to the County for ongoing ownership and maintenance. All improvements constructed by the Waterview II Metropolitan District located outside of the dedicated right-of-way shall be maintained by the Waterview II Metropolitan District. The County Road Impact Fee Program BoCC Resolution 19-471 applies to this development, and any future request for a preliminary plan and final plat will require plat notes indicating that the fee applies.

4. DRAINAGE

Approval of the proposed modification to the service plan would authorize the Waterview II Metropolitan District to finance, design, construct, and maintain drainage facilities, including detention ponds, culverts, pipes, channels, and swales. All on-site and off-site drainage facilities are to be owned and maintained by Waterview II Metropolitan District, but all plans and designs must first be submitted to the Planning and Community Development Department for technical review, comment, and approval. The subject area is within the West Fork Jimmy Camp Creek Drainage Basin. There are drainage and bridge fees due upon subsequent plat(s) recordings.

5. PARKS AND RECREATION

As stated in the proposed service plan, the Waterview II Metropolitan District shall not have the authority to apply for or utilize Conservation Trust ("Lottery") funds without express prior approval of the Board of County Commissioners but shall have the authority to apply for and receive any other grant funds, such as Great Outdoors Colorado (GOCO) discretionary grants.

6. FIRE PROTECTION

The Security Fire Protection District will serve the development. The District was sent a referral and has no objections or concerns with the request.

7. COMMUNITY FACILITIES

No community facilities are proposed with this service plan.

8. OTHER FACILITIES OR SERVICES

Black Hills Energy will provide natural gas service and Mountain View Electric Association (MVEA) will provide electrical service to the anticipated development within the service area of the proposed District.

I. RELATIONSHIPS TO OTHER DISTRICTS OR MUNICIPALITIES

The Waterview II Metropolitan District will design and construct water and wastewater infrastructure. WWSD is anticipated to accept the infrastructure upon completion.

J. SCHOOL DISTRICT IMPACTS OR CONCERNS

Widefield School District No. 3 was sent a request for comment for the proposed service plan and responded indicating they have no objections.

K. PUBLIC COMMENT AND NOTICE

There is no posting or mailing requirements for hearings before the Planning Commission on Colorado Revised Statutes Title 32 Special District service plans; the Planning and Community Development Department notified 18 adjoining property owners on November 16, 2021. However, there are notice requirements for hearings before the Board of County Commissioners. The applicant was required to notify all taxing jurisdictions within three (3) miles of the District's boundaries as required by state statute prior to the Board of County Commissioners hearing. In addition, published notice was provided by County staff in Shopper's Press.

L. OUTSTANDING CONCERNS

There are no outstanding issues.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Proposed Service Plan and Attachments

2007 Model Service Plan Policies
Recorded Trails at Aspen Ridge PUDSP
Parcel List

El Paso County Parcel Information

File Name:

PARCEL	NAME
See attached list	

Zone Map No.:

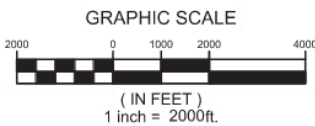
ADDRESS	CITY	STATE
See attached list		

ZIP	ZIPLUS

Date:



WATERVIEW II METROPOLITAN DISTRICT VICINITY MAP



SCALE	
HORIZ.	1" = 2000'
VERT.	N/A

WILLIAM P. ANKELE, JR.
JENNIFER GRUBER TANAKA
CLINT C. WALDRON
KRISTIN BOWERS TOMPKINS
ROBERT G. ROGERS
BLAIR M. DICKHONER
GEORGE M. ROWLEY

OF COUNSEL:
KRISTEN D. BEAR
K. SEAN ALLEN
TRISHA K. HARRIS
ZACHARY P. WHITE



HEATHER L. HARTUNG
MEGAN J. MURPHY
EVE M. G. VELASCO
LAURA S. HEINRICH
AUDREY G. JOHNSON
CAREY S. SMITH V
ERIN K. STUTZ

October 19, 2021

VIA ELECTRONIC UPLOAD

Planning and Community Development
El Paso County, Colorado
Attention: Kari Parsons
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Supplemental Letter of Intent and Revised Amended and Restated Service Plan for Waterview II Metropolitan District

Dear Ms. Parsons:

This Supplemental Letter of Intent is being submitted on behalf the Waterview II Metropolitan District (the “**District**”) located wholly within the County of El Paso, Colorado (the “**County**”). The District initially filed a Letter of Intent along with a proposed Amended and Restated Service Plan on March 24, 2021, and paid the required County fees for the amendment. Based on the County’s subsequent review and comments, the Amended and Restated Service Plan, dated September 8, 2021, was revised and submitted for review. Subsequently, the County provided a few additional comments on October 12, 2021. The October comments have been addressed and incorporated in the District’s **Amended and Restated Service Plan** (also referred to as the “**Amendment**”, dated October 15, 2021, and submitted to the County in order to proceed to Planning Commission and Board of County Commissioner Hearings for approval.

The former land owner, Cygnet Land LLC, formed the District pursuant to a 2006 original Service Plan, as approved by the County on August 31, 2006 (the “**Original Service Plan**”). The District was formed to assist with the construction, installation, financing, operation and maintenance of public infrastructure and services. The current developer, COLA, LLC, and the District have updated and revised public infrastructure costs and build-out projections for the development inclusive of the Trails at Aspen Ridge (the “**Project**”). The Amended and Restated Service Plan incorporates an updated financial plan, estimated infrastructure costs, and Project administrative, operational, maintenance and special services costs.

The Amendment redefines the District’s boundaries. On June 28, 2021 an Order of Exclusion was recorded which removed approximately 143 acres, inclusive of the commercial area, from the District which is the land north & south of Bradley Road as depicted in Exhibit A-

3 (Exclusion Area Map) to the Amended and Restated Service Plan. The 143 acres was excluded by the land owner thereof, who we understand has submitted a service plan to the County for the formation of a new metropolitan district thereon. As a result of the June 2021 exclusion, the District currently consists of approximately 298.2 acres, and is ultimately expected to contain only the approximately 168.8 acre Trails at Aspen Ridge Project upon the expected future exclusion of an additional approximately 129.4 acres as described in the Amendment and Exhibit A-3. The Project is planned for 861 single family homes, no multifamily and no commercial development. The projected housing development type, number of units for each type, assumed actual value and absorption is described in Exhibit D “Financial Plan Summary” of the Amendment. The developer’s entitlement approvals and pending land use applications for the Project are further described in Exhibit B “Development Summary” of the Amendment. Within the Project, public infrastructure construction and home construction has been ongoing. The first home closings are and will occur in the third and fourth quarters of 2021, and buildout is estimated to be reached in 2027.

The Original Service Plan predates the County’s use of a model service plan, and the Amended and Restated Service Plan materially adheres to the County’s current model service plan. The financial provisions proposed are within the parameters of the model service plan. The debt mill levy is capped at 50 mills, the operational mill levy is capped at 10 mills, and the special purpose mill levy for covenant control and design review services is capped at 5 mills. Each cap is subject to the Legislative Adjustment, as defined in the Amendment, to offset the effect of legislative adjustments to the ratio between market value and assessed value of taxable property within the District that would cause a reduction in the revenue otherwise produced from such mill levy caps based on the ratio between market value and assessed value. The justification and need for the special purpose mill levy to pay for the costs associated with the provision of covenant enforcement and design review services is described in the Amendment and in Exhibit D.1 thereof.

The Amended and Restated Service Plan, being based on the County’s current model service plan, provides straight-forward terms which allow for the financing of the public improvements and services necessary for today’s needs of the Project, is sufficient and flexible to ensure the Project is completed in the most cost-effective and efficient manner, all while providing protections for future homeowners from overly burdensome financing terms. The Amended and Restated Service Plan demonstrates that there is sufficient existing and projected need for continued District services to the Project, existing services by the County or other governmental entities in the area is not sufficient nor being offered, the District, with approval of the Amendment, is capable of providing economical and sufficient service to the Project, and the Project will have the financial ability to discharge the proposed debt on a reasonable basis.

Master Plan Consistency Evaluation:

The Trails at Aspen Ridge development is in general conformance with the recently adopted *Your El Paso County Master Plan*. The Trails at Aspen Ridge conforms with the approved Waterview Sketch Plan which indicates a residential use at a density of 4 -6 dwelling units per acre for this

area. The proposed property is suitable for the intended residential land use and is compatible with both the existing and allowed land uses on the neighboring properties which consist of existing and proposed urban density single family residential land uses. The Trails at Aspen Ridge will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space. There are no areas of significant historical, cultural, or recreational features found on site. Trails at Aspen Ridge Filing No. 1 is currently zoned RS-5000 and Filings No. 2 – 6 are included in a PUD that was originally approved on December 10, 2019 and the Major Amendment to the PUD was approved on June 1, 2021.

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*

The Trails at Aspen Ridge development is helping 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, the Trails at Aspen Ridge development 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 housing shortage. This project 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 Trails at Aspen Ridge development is creating adequate density and single-family homes to help provide necessary and needed housing in this area. The proposed density and variety of lot size types 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.

Your El Paso County Master Plan

Baseline Considerations:

- 4. Is there a desirability or demand within the community for this use?*

The Trails at Aspen Ridge is helping 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. The Trails at Aspen Ridge helps fulfill this goal.

- 5. 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 housing shortage of all types.

- 6. Would the use be providing necessary housing or essential goods and/ or services?*

The Trails at Aspen Ridge development is creating adequate density and single family homes to help provide necessary and needed housing in this area. The proposed density and variety of lot size types 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.

County Systems Considerations:

- 1. Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*

The Trails at Aspen Ridge is currently served by existing infrastructure to include water and wastewater services, electricity and roadways. The Trails at Aspen Ridge will construct utility infrastructure as required such as a pump station, water/ wastewater main extensions from the south, and utility main connections to adjacent parcels for future development. The Trails at Aspen Ridge will also construct a collector roadway that will serve future development to the east. In addition, the project also provides multiple points of access in to and out of the subdivision meeting *Goal LU4: Continue to encourage policies that ensure "development pays for itself"*.

2. *Does the development trigger the need for such infrastructure?*

The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development will require expansion of existing facilities to accommodate the increased development meeting *Goal LU4: Continue to encourage policies that ensure “development pays for itself”*.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The Trails at Aspen Ridge will include public street roadways to be designed and built to El Paso County Standards. The development is providing several public parks as well as internal trail connections creating a pedestrian trail/ sidewalk system within the development. This supports *Goal TM2 Promote walkability and bike-ability* by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

Water Master Plan Consistency:

Waterview II Metropolitan District which includes The Trails at Aspen Ridge community is part of Region 7 of the El Paso County Water Master Plan and is located within the Widefield Water and Sanitation District’s (WWSD) boundaries. Per the Water Master Plan, Region 7 could experience the largest demand growth in the County by 2060. The development will rely upon municipal services for water supply. The developer has extended water service to The Trails at Aspen Ridge and will be providing additional required water system improvements as the community builds out. WWSD has provided commitment letters to serve the entire development, dated September 25, 2019 and February 5, 2021, which are attached hereto as Exhibit W-1. The Colorado State Engineer has provided a sufficiency of water finding on the overall project for both quantity and quality as part of the PUDSP process and has been verified by the El Paso County attorney.

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

These goals are met through integrated master planning of the site, landscape, and water resource best management practices. Water conservation is achieved through higher densities consisting of

smaller lot sizes resulting in smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod. There are no proposed water wells within this community. Graded drainage swales and three detention ponds allow for the potential of groundwater recharge.

Water Supply:

The Widefield Water and Sanitation District gets their water supply from numerous groundwater and surface water rights, the system does not rely on non-renewable water sources. The water supply sources are summarized in the Widefield Water and Sanitation District - Water and Wastewater Report - Annual Update dated June 30, 2021 and are listed below.

Listing of Water Supplies:

Renewable Groundwater – All sources previously documented at County Attorney's Office.

- **Widefield Aquifer** – The District is allocated the use of 2,650 annual acre-feet through the Widefield Aquifer Stipulation. The District is allowed to draw up to 3,350 gpm with aquifer recharge.
- **Jimmy Camp Aquifer** – The District is allocated 650 annual acre-feet through the Widefield Aquifer Stipulation.
- **Vennetucci Lease** – The District is perpetually leased an allocation of 596 annual acre-feet through a Public Trust Partnership which provides for funding of the Vennetucci Trust farm through water revenues on a perpetual basis. The Vennetucci Lease has become contaminated and the District has suspended the lease until treatment has been established. This is expected in 2021.

Surface Water Supplies – Sources documented at County Attorney's Office.

- The District owns 1,500 annual acre-feet of the Fountain Valley Authority Project which safely yields 1,425 annual acre-feet of fully consumable water.
- The District has 912 shares of Fountain Mutual Irrigation Water and is the owner/operator of the Crews Gulch Augmentation Station as this supply is used in augmentation or leased out on an annual basis, as it has never been fully needed.
- The District owns roughly 1,931 annual acre-feet of return flows from CSU's portion of the FVA project. This is used in augmentation.
- The District owns a mix of senior surface water supplies and out-of-priority water supplies that total 1,274 annual acre-feet. This is the fully consumable water right for future growth that is currently leased to a third party.

WWSD Existing Usage:

As of the June 30, 2021 Annual Update, WWSD system was serving approximately 9,811 single-family equivalent households. The current Legal Water Supply Holding of the District are estimated at 7,900 annual acre-feet. The current Developed Physical Supply is 5,271 annual acre-feet. The three-year running average actual use from 2018 to 2020 is 2,755 acre-feet which is roughly 55% of the existing available physical supply. Based on the water demand calculated for The Trails at Aspen Ridge, the District has capacity to service this development.

WWSD Water Quality:

The Widefield Water and Sanitation District has been providing potable water in accordance with El Paso County Health Department and CDPHE standards and reporting requirements for several decades. The water quality provided meets or exceeds all State and Federal Drinking Water Standards. For a detailed water quality report, a copy of Widefield Consumer Confidence Report is available on WWSD's website.

WWSD Physical Water Distribution System:

The current District's system consists of the following:

- Service area of roughly 16.2 square miles
- Over 665,000 linear feet of water mains varying in size from 4 to 30-inches in diameter
- Six water tanks totaling approximately 9.8 million gallons of storage.
- Six pressure zones
- Three booster stations
- 24-inch transmission main from Fountain Valley Authority.
- Participation in Pueblo Reservoir and Frying Pan Arkansas Water project.
- Three Ion Exchange Water Treatment Plants, one includes an Air Stripper Water Treatment Plant.
- Eleven active wells (not including inactive wells or Venetucci wells).

WWSD Expected Upcoming Improvements:

- Additional construction of the West to East Transmission line.
- Upgrade of the Booster # 2 Pump Station.
- Construction of new Zone 6 tank (Developer Funded)
- Construction of new Zone 7a Booster Station (Developer Funded within this community)
- Construction of an upgrade to the Rolling Hills Booster Pump Station (Developer Funded)
- Rehabilitation or reconstruction of Booster 2 Tank.
- Construction of additional backup generators at various sites.

Site Specific Water System Improvements:

The Trails at Aspen Ridge development is located within two WWSD pressure zones. This necessitates a proposed Booster Station to be constructed with Filing No. 3 of the development. The pumphouse construction is triggered by the construction of houses above a certain elevation to provide adequate water pressure for homeowner and fire flows to hydrants. A new 16” pipe will connect to existing Trails at Aspen Ridge - Filing No. 1 infrastructure and extend north and east until reaching the proposed pumphouse. A 16” outflow pipe will connect from the pumphouse to the proposed infrastructure planned for Filing No. 3. The developer is funding the pumphouse and Widefield Water and Sanitation District will construct, own, and maintain this facility. In addition, a second 12-inch offsite water main extending approximately 1-mile to the south will be installed in conjunction with Filing No. 3. Once this is complete the community will have two 12-inch mainlines providing a looped system to maintain reliable water supply and pressure.

All infrastructure for the development will connect to existing infrastructure constructed as part of Trails at Aspen Ridge Filing No. 1, and will be stubbed out to neighboring properties within the WWSD service area for future development. All water system infrastructure has been designed to accommodate the future phases of development.

Service Plan Conformity

The District intends that the Amended and Restated Service shall be in conformity with the applicable standards contained in Section 32-1-203, C.R.S. and shall be compliant with all applicable County rules and regulations. All pertinent facts, matters and issues shall be submitted to the County and evidence satisfactory to the County that each of the following was presented:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the District;

The purpose of the District is to provide part or all of various Public Improvements necessary and appropriate for the development of a 861 single family unit residential project within the unincorporated County inclusive of the “Trails at Aspen Ridge” (the “Project”). The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants, property owners and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements. Additional major purposes will include covenant enforcement and design review services and operation and maintenance of those Public Improvements that are not conveyed to the County or other governmental jurisdictions.

B. The existing service in the area to be served by the District is inadequate for present and projected needs;

The Public Improvements and services are have not been, and will not be available to the Project through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

C. The District is capable of providing economical and sufficient service to the Project;

The Amended and Restated Service Plan contains a Financial Plan that demonstrates the District's ability to provide financing for Public Improvement construction and other services to the Project.

D. The area included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

The District is limited to issuing debt and limited in the amount of mill levy it may impose by the confines of the Amended and Restated Service Plan. The estimated costs of the Public Improvements to be constructed, installed and/or acquired by the District and financed by the District are set forth in the Amended and Restated Service Plan.

E. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

The Public Improvements that have been constructed and are and will be constructed and the services the District is and will provide are not available from nor being offered by the County or other districts existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

F. The facility and service standards of the District are compatible with the facility and service standards of the County;

All Public Improvements and services will be and have been constructed in accordance with the standards and specifications of the County, and any other appropriate jurisdictions.

G. The proposal is in substantial compliance with the County master plan.

The Project's developer asserts that the Project is compatible with the County's master plan as noted and described above.

H. The creation of the District was and remains in the best interests of the Project being served by the District.

The Public Improvements that have been and are being constructed and the services necessary to serve the Project have not been and will not be provided through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis. The continued use of the District will ensure that the Public Improvements and services are sufficient and constructed within a reasonable period of time as dictated by the Project's needs and for the benefit of the property owners and residents of the District.

The District intends to issue its initial public financing to pay for public infrastructure costs upon approval of the Amended and Restated Service Plan. Therefore, the District respectfully requests consideration of the Amended and Restated Service Plan by the Planning Commission in December 2021, and then by the Board of County Commissioners at the earliest possible date thereafter for which the required notice may be given (*i.e.*, January 2022).

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON



Sean Allen
Of Counsel

Enclosure

Exhibit W-1:

Exhibit W-1:



February 5, 2021

Tim Buschar
COLA, LLC
555 Middle Creek Pkwy, Suite 500
Colorado Springs, Colorado 80921

Cole Emmons
County Attorney's Office
27 East Vermijo Avenue
Colorado Springs, Colorado 80903

Re: Commitment Letter for Preliminary Plan of Trails at Aspen Ridge, Revised from Commitment Letter for Trails at Aspen Ridge dated November 19, 2019, Revised from Commitment Letter for Waterview East, Dated October 19, 2017, and Revised June 13, 2019.

Dear Tim and Cole:

The Widefield Water and Sanitation District commits to providing water and sewer service to the above-mentioned subdivision per this letter. This letter is a revision of the original Commitment Letter dated October 19, 2017 and was previously named Waterview East. This revision reflects the change in density to the subdivision previously committed to on November 19, 2019. This revised commitment letter is a recommitment for the Trails at Aspen Ridge, less Filing 1.

The water commitment is for Trails at Aspen Ridge is for 680 Residential Lots with an annual water requirement of 238.00 acre-feet. The District has existing legal and physical water supply to meet the expected demand. The estimated wastewater load is 139,400 gallons per day. The District has more than enough capacity at the wastewater treatment facility to handle this loading.

Sincerely,

A handwritten signature in blue ink that reads "Robert Bannister".

Robert Bannister, PE, District Engineer

C: Brandon Bernard, Water Department Manager
Travis Jones, Wastewater Department Manager



8495 Fontaine Boulevard, Colorado Springs, Colorado 80925

September 25, 2019

Dan Romano
COLA, LLC.
555 Middle Creek Pkwy, Suite 500
Colorado Springs, Colorado 80921

Cole Emmons
County Attorney's Office
27 East Vermijo Avenue
Colorado Springs, Colorado 80903

Re: Commitment Letter for Trails at Aspen Ridge Filing No. 1—Final Plat, Recommitment from Original Dated December 12, 2018 and Recommitment dated June 13, 2019.

Dear Dan and Cole:

The Widefield Water and Sanitation District commits to providing water and sewer service to the above-mentioned subdivision per this letter. This is a final plat commitment known as Trails at Aspen Ridge Filing No. 1 and is a revised commitment from the original commitment dated December 12, 2018 and recommitment dated June 13, 2019.

Widefield Water and Sanitation District commits to and will serve water and sewer to the above-named PUD subdivision which includes approximately **181 single family lots and partial active landscaping on two parks. The water commitment is based on the recently revised Widefield standard of 0.35 AF/SFE and is 63.35 AF-year and 6.44 AF-year for landscaping for a total of 69.79 AF-year.** The expected **wastewater loads are 37,105 gallons/day** on an average daily-maximum monthly basis.

Sincerely,

Robert Bannister, District Engineer

C: Lucas Hale, District Manager
Brandon Bernard, Water Divisional Manager
Jason Dreessen, Wastewater Divisional Manager

**AMENDED AND RESTATED SERVICE PLAN
FOR
WATERVIEW II
METROPOLITAN DISTRICT**

Prepared by:



2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

October 15, 2021

Applicants

<p>Waterview II Metropolitan District Attn: Sean Allen, Esq. c/o 2154 East Commons Avenue, Suite 2000 Centennial, Colorado 80122 Phone: (303) 858-1800 Email: sallen@wbapc.com</p>	<p>COLA, LLC Attn: Joe Stifter 555 Middle Creek Parkway, Suite 500 Colorado Springs, CO 80921 Phone: (719) 382-9433 Email: jstifter@viewhomes.net</p>
--	---

Consultants

<p><u>Underwriter</u> D.A. Davidson & Co. Attn: Laci Knowles and Kyle Thomas 1550 Market Street, Suite 300 Denver, Colorado 80202 Phone: (303) 764-5768 Email: lknowles@dadco.com; kbthomas@dadco.com</p>	<p><u>District's Counsel</u> White Bear Ankele Tanaka & Waldron, P.C. Attn: Sean Allen, Esq. 2154 East Commons Avenue, Suite 2000 Centennial, Colorado 80122 Phone: (303) 858-1800 Email: sallen@wbapc.com</p>
---	--

Engineer

Independent District Engineering Services, LLC
1626 Cole Blvd., Suite 125
Lakewood, CO 80401
(720) 500-3299

Bond Counsel

Sherman & Howard LLC
Attn: Tiffany Leichman
633 17th Street, Suite 3000
Denver, CO 80202
Phone: (303) 299-8104
Email: tleichman@shermanhoward.com

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I. EXECUTIVE SUMMARY

The following is a summary of general information regarding the District provided for the convenience of the reviewers of this Amended and Restated Service Plan (the “**Service Plan**” or “**Amended and Restated Service Plan**” or “**Amendment**”). Please note that the following information is subject in all respects to the more complete descriptions contained elsewhere in this Service Plan.

District:	Waterview II Metropolitan District (the “ District ”)
Property Owner(s):	COLA, LLC and various home builders
Developer:	COLA, LLC
Description of Development:	<p>The 2006 Original Service Plan is superseded by this Amended and Restated Service Plan to accommodate the updated, current and anticipated needs of the residential development being served by the District. The 2006 Original Service Plan lists the overall acreage of the District on Page 1 as 446-acres; however, the legal description exhibit in the 2006 Original Service Plan encompasses 441.2-acres. 441.2-acres is the actual initial boundary pursuant to the El Paso County District Court Findings and Decree organizing the District. On June 28, 2021, an Order for Exclusion was recorded under reception number 221124732 which removed 143-acres from the District (the Excluded Area), and is the area labeled as E1, E2 and E3 on Exhibit A.3. The owner of the 143-acres has applied to the County for formation of a new metropolitan district encompassing the 143-acres. As of the date of this Service Plan, the revised District boundary contains approximately 298.2-acres. However, there are two additional potential exclusion areas shown on Exhibit A.3; an 86.4-acre area west of Powers Boulevard labeled as F1 on Exhibit A.3 and 43-acres of public right-of way along Bradley Road and Powers Boulevard labeled as F2 on Exhibit A.3. These areas total 129.4-acres. If and when these future exclusions occur, the District’s boundary will then contain approximately 168.8-acres. The estimated Project costs and financing are based exclusively on the anticipated 168.8-acre Trails at Aspen Ridge residential development (the “Project”). At buildout, the Project is expected to consist of 861 single family residential homes, and no multi-family or commercial development.</p>

Improvements Expected to be Financed:

Water, streets, sidewalks, traffic and safety controls, open space, parks and recreation, fencing, landscaping and irrigation, drainage, detention ponds, storm, water, sanitary sewer, and related grading and erosion control. The updated and current estimated Public Improvement Project cost is \$49,820,618. The 2006 original cost estimate was \$8,392,161.

The 2006 Original Service Plan limited the debt the District could issue to \$35,000,000 and limited the total combined mill levy that could be imposed at 40 mills without adjustment. This Amended and Restated Service Plan, which conforms to El Paso County's model service plan, limits the debt to \$50,000,000, and provides for a maximum debt service mill levy limit of 50 with Legislative Adjustment, maximum operational mill levy limit of 10 with Legislative Adjustment, and maximum special purpose mill levy limit of 5 with Legislative Adjustment for covenant enforcement and maintenance of common facilities.

Proposed Ongoing Services:

It is anticipated that any Public Improvements not conveyed to the County or other appropriate jurisdictions/owners' association will be owned, operated and maintained by the District such as alley ways, fencing and landscaping. The District has the power and authority to provide services as authorized under the Special District Act, including, but not limited to, snow removal, grounds/native area and landscape maintenance, fence maintenance, irrigation, and covenant enforcement and design review services. The District will also contract with a residential trash removal provider.

Infrastructure

Capital Costs:	Approximately \$49,820,618 of District Eligible Public Improvement Costs
Maximum Debt Authorization:	\$50,000,000
Proposed Debt Mill Levy:	50 Mills subject to Legislative Adjustment
Proposed O & M Mill Levy:	10 Mills subject to Legislative Adjustment
Proposed Special Purpose Mill Levy:	5 Mills subject to Legislative Adjustment for covenant enforcement and/or maintenance of common facilities

Proposed Maximum Mill Levies: 65 Mills Total (50 mills debt service, 10 mills operational and 5 mills special purpose), subject to Legislative Adjustment stemming from changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement.

Proposed Fees: All fees, rates, tolls, penalties, or charges as authorized in Section 32-1-1001(1)(j)(I), C.R.S. Capital facility fee/development fee and operations, maintenance and administrative fees may be imposed by the District. The District has not previously imposed any fees, and the District's current Board of Directors does not anticipate imposing fees as of the date hereof.

II. DEFINITIONS

The following terms are specifically defined for use in this Service Plan, for specific definitions of terms not listed below please also refer to the El Paso County Special District Policies, the El Paso County Land Development Code and Colorado Revised Statutes, as may be applicable.

Additional Inclusion Areas: None.

Annual Report and Disclosure Statement: means the statement of the same name required to be filed annually with the Board of County Commissioners pursuant to Resolution 06-472 as may be amended.

Board: means the board of directors of the District.

Board of County Commissioners: means the Board of County Commissioners of El Paso County.

Conventional Representative District: means a Title 32 special district, which is structured to allow all residents and property owners to participate in elections for the Board of Directors, as otherwise allowed by Statute.

County: means El Paso County, Colorado

Debt: means bonds or other obligations for the payment of which the District has promised to impose an *ad valorem* property tax mill levy without such promise being subject to annual appropriation.

Developer Funding Agreement: means an agreement of any kind executed between a special district and a Developer as this term is specifically defined below, including but not limited to advance funding agreements, reimbursement agreements or loans to the special district from a Developer, where such an agreement creates an obligation of any kind which may require the special district to re-pay the Developer. The term "**Developer**" means any person or entity (including but not limited to corporations, venture partners,

proprietorships, estates and trusts) that owns or has a contract to purchase undeveloped taxable real property greater than or equal to ten percent (10%) of all real property located within the boundaries of the special district. The term “**Developer Funding Agreement**” shall not extend to any such obligation listed above if such obligation has been converted to Debt issued by the special district to evidence the obligation to repay such Developer Funding Agreement, including the purchase of such Debt by a Developer.

District: means the Waterview II Metropolitan District.

District Boundaries: means, as of the date of this Service plan, the approximately 298.2-acres of property currently included within the District as described in Section III.I., herein, and depicted on the map on Exhibit A.2, and as legally described in the legal description found at Exhibit A.5.

Excluded Area: means the 143-acres north and south of Bradley Road that were removed from the District per the Order for Exclusion recorded on June 28, 2021 under reception number 221124732. This is labeled as E1, E2 and E3 on Exhibit A.3

Exclusion Area: means the potential exclusion of property consisting of approximately 86.4-acres of land west of Powers Road labeled as F1 on Exhibit A.3, and the 43-acres of public right-of-way along Bradley Road and Powers Boulevard labeled as F2 on the map set forth in Exhibit A.3.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer’s Municipal Market Place; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Legislative Adjustment: means if, on or after January 1, 2006, being the year in which the District held its organizational election, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy, and the Maximum Special Purpose Mill Levy limitation may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2006, are neither diminished nor enhanced as a result of such changes.

Local Public Improvements: means facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, but which do not qualify under the definition of Regional Public Improvements. Examples would include local streets and appurtenant facilities, water and

sewer lines which serve individual properties and drainage facilities that do not qualify as reimbursable under adopted drainage basin planning studies.

Material Modification: has the meaning described in Section 32-1-207, C.R.S., as it may be amended from time to time, which, among other things, outlines what constitutes a material modification and the procedure for making a modification to a service plan.

Maximum Combined Mill Levy: means the maximum combined ad valorem mill levy the District may certify against any property within the District for any purposes.

Maximum Debt Authorization: means the maximum principal amount of Debt that the District may have outstanding at any time, which under this Service Plan is \$50,000,000.

Maximum Debt Service Mill Levy: means the maximum ad valorem mill levy the District may certify against any property within the District for the purpose of servicing any Debt incurred by or on behalf of the District.

Maximum Operational Mill Levy: means the maximum ad valorem mill levy the District may certify against any property within the District for the purposes providing revenues for ongoing operation, maintenance, administration or any other allowable services and activities other than the servicing of Debt. This Maximum Operational Mill Levy is exclusive of any Maximum Special Purpose Mill Levy which might be separately authorized.

Maximum Special Purpose Mill Levy: means the maximum ad valorem mill levy which is allowed in addition to the allowable Maximum Debt Service Mill Levy and the Maximum Operational Mill Levy the District may certify against any property within the District for the purposes of providing covenant enforcement and/or maintenance of common facilities in the absence of a Homeowners Association, or if such covenant enforcement, in the alternative, is performed by the District.

Original Service Plan: means the Service Plan for the Waterview II Metropolitan District, approved by the Board of County Commissioners on August 31, 2006.

Planning and Community Development Department: means the department of the County formally charged with administering the development regulations of the County.

Public Improvements: means those improvements constituting Regional Public Improvements and Local Public Improvements collectively.

Regional Public Improvements: means facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, and which serve the needs of the region.

Revenue Obligations: means bonds or other obligations not subject to annual appropriation that are payable from a pledge of revenues other than *ad valorem* property taxes.

Service Plan: means this Amended and Restated Service Plan for the District.

Special District Act: means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Underlying Land Use Approvals: means Board of County Commissioners approval of the applicable land use plans that form the basis for the need for the District and its proposed financing plan and/or services. Such approvals may be in the form of one or a combination of Sketch Plans, Generalized Planned Unit Development (PUD) Development Plans, site-specific PUD plans, or subdivision plans.

III. INTRODUCTION

A. Overall Purpose and Intent.

The District was created pursuant to the Special District Act, and exists as a Conventional Representative District under El Paso County policies. The District is an independent unit of local government, separate and distinct from the County, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the County only insofar as they may deviate in a material matter from the requirements of the Service Plan. It is intended that the District, in its discretion, will provide part or all of various Public Improvements necessary and appropriate for the development of an 861 single family unit residential project within the unincorporated County inclusive of the “Trails at Aspen Ridge” (the “**Project**”). The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants, property owners and taxpayers of the District. The primary purpose of the District is to finance the construction of these Public Improvements. Additional major purposes will include covenant enforcement and operation and maintenance of those Public Improvements that are not conveyed to the County or other governmental jurisdictions.

The purpose of this Amended and Restated Service Plan is due to the significant Public Improvement cost increases since the District was formed fifteen (15) years ago in 2006. The 2006 Original Service Plan projected \$8,392,161.24 in costs, which have increased to \$49,820,618. The Maximum Debt Authorization in the 2006 Original Service Plan was \$35,000,000; and due to the cost increase, is now \$50,000,000. The 2006 Original Service Plan limited the District’s mill levy to 40 mills for debt service and operations and maintenance; this Amended and Restated Service Plan brings the maximum mill levies in line with what the County’s model service plan allows: 50 mills for Debt, 10 mills for of operations & maintenance, and 5 mills for Special Purpose for an aggregate Maximum Combined Mill Levy of 65 mills, subject to Legislative Adjustment. This Amended and Restated Service Aplan also show the District’s current boundaries, which account for the removal of the 143-acres of the Excluded Area, and defines the potential future Exclusion Areas. The area within the District south of Bradley Road is zoned RS-5000 and PUD for residential use, the area west of Powers Road is vacant land and is expected to be excluded from this District. Commercial has been removed with the Excluded Area.

B. Need for the District.

The overall need for creation of this District was established in 2006 in conjunction with the County's approval of the 2006 Original Service Plan. The District was created to assist in the provision of the significant public infrastructure needed by the development, which is a need that continues to exist relative to the public infrastructure necessary for the Project.

The District is needed to serve a large residential development with significant public infrastructure and phasing. There are currently no other governmental entities, including the County, located in the immediate vicinity of the District that considers it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. It is acknowledged that the District is located in the vicinity of Widefield Water and Sanitation District, Colorado Centre Metropolitan District, Bradley Heights Metropolitan District #2 and the newly proposed Waterview North Metropolitan District. It is not feasible, however, for the property to be included into any of the metropolitan districts. Although the District is overlapped by Widefield Water and Sanitation District and the Widefield Water and Sanitation District will own, operate and maintain the water and sewer Public Improvements financed by the District, it is not willing to independently undertake the design, finance and construction of the those necessary Public Improvements to provide sanitation and water service to residents of the District. Based on the foregoing, the District continues to be necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

Due to the location of the Project and the lack of existing utilities to service this District, there are significant offsite costs to develop this master planned community. A nearly two-mile-long sanitary sewer mainline was required to be installed, a booster station, and two separate 12" water mains that are each approximately 1-mile long are required to be installed to provide water to the Project.

C. County Objectives in Forming the District.

The County recognizes this District as an independent quasi-municipal entity which is duly authorized for the purposes and functions identified in the Service Plan. Future County involvement in the affairs of the District will generally be limited to functions as required by the Colorado Revised Statutes, reporting and disclosure functions, determinations as to compliance with the limits as set forth in this Service Plan or any conditions attached to its approval, as well as additional activities or relationships as may be stipulated in any intergovernmental agreements which may be entered in to between the District and the County in the future.

In approving this Service Plan the objectives of the County include an intent to allow the District reasonable access to public tax-exempt financing for reasonable costs associated with the generally identified Public Improvements and to allow the District the ability to prudently obligate future property owners for a reasonable share of the repayment costs of the Public Improvements which will benefit the properties within this District.

It is the additional objective of the County to allow for this District to provide for the ongoing various services identified in Section III.D immediately below, which either cannot or will not be provided by the County or other districts. Also, the District intends to provide trash

removal services by contracting with a residential trash removal contractor, covenant enforcement and maintenance of common facilities.

The District exists as a Conventional Representative District, and it remains an ongoing objective of the County to maximize opportunities for full representative participation on the part of future eligible electors. However, because many of the critical financing decisions will be made prior to the existence of resident electors, it is the further intent of the County to accommodate and allow for reasonable and constructive ongoing notice to future property owners of the probable financial impacts associated with owning property within the District.

D. Specific Purposes - Facilities and Services.

The District is authorized to provide the following facilities and services and those described in the Special District Act, both within and without the boundaries of the District as may be necessary:

1. Water. The finance, design, acquisition, installation, construction and, to the extent not conveyed to the County or other appropriate jurisdiction, operation and maintenance of a water facilities and systems, including but not limited to wells, treatment, storage, pumping, transmission and distribution systems, together with all necessary and proper facilities, equipment and appurtenances incident thereto which may include, but shall not be limited to, transmission lines, distribution mains and laterals, together with extensions of and improvements to said systems, but excluding private on-site development. It is anticipated that water improvements will be conveyed to the Widefield Water and Sanitation District for ownership, operations and maintenance as the service provider.

2. Sanitation. The finance, design, acquisition, installation, construction and, to the extent not conveyed to the County or other appropriate jurisdiction, operation and maintenance of wastewater mains and wastewater drainage collection facilities and all necessary or proper equipment and appurtenances incident thereto, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities or systems, but excluding private on-site development. It is anticipated that sanitation improvements will be conveyed to the Widefield Water and Sanitation District for ownership, operations and maintenance as the service provider.

3. Street Improvements, Transportation and Safety Protection. The finance, design, acquisition, installation, construction and operation and maintenance of street and roadway improvements, including but not limited to curbs, sidewalks, bridges, underpasses, medians, roundabouts, islands, paving, lighting, sleeving, grading, landscaping, culverts, storm sewers, retaining walls, underground utilities and other street improvements, together with all necessary, incidental, and appurtenant facilities, together with extensions of and improvements to said facilities. It is anticipated that all street improvements (except alleys) will be conveyed to the County. The alleys are expected to be owned and maintained by the District.

4. Drainage. The finance, design, acquisition, installation, construction and operation and maintenance of drainage improvement including, but not limited to, storm sewers, channels, flood and surface drainage, gutters, culverts, and other drainage facilities such as

detention ponds, retaining walls, and all necessary or proper equipment and appurtenances incident thereto, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities or systems. It is anticipated that drainage improvements, within the public road rights-of-way, will be conveyed to the County; however, those drainage improvements not conveyed to the County or other appropriate jurisdiction will be owned and maintained by the District.

5. Parks and Recreation. The finance, design, acquisition, installation, construction and operation and maintenance of public park and recreation facilities and services including, but not limited to, parks, paths, trails, fencing, open space, common areas, play structures, play grounds/fields, pavilions, picnic areas, fencing, community events, street trees, streetscapes, entry features, landscaping and irrigation, weed control, outdoor lighting, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities, systems and services. It is anticipated that parks and recreation improvements will be owned and maintained by the District. The District shall not have the authority to apply for or utilize any Conservation Trust (“**Lottery**”) funds without the express prior consent of the Board of County Commissioners. The District shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants. Such approval, although required, is not considered to be a major modification which would require the need to revise this Service Plan.

The District will own and maintain approximately 30-acres of parks and open spaces within the community. Trails at Aspen Ridge Filing # 1 has approximately 12.3-acres of open space that include a small park with playground equipment, shade structure, and benches. Trails at Aspen Ridge Filing # 2 has approximately 2.4-acres of open space which is made of up a 1.3-acre passive park (Tract A) including a pavilion, benches, picnic tables, sod field, and a fenced dog park ; and another .4-acre park (Tract B) that includes benches and seat wall along a manicured field. Trails at Aspen Ridge Filings # 3 through #7 will provide approximately 15.4-acres of open space with the main attraction of the community which is an approximately 3-acre community park with 2 pavilions, age-targeted playgrounds (2-5 years & 5 – 12 years) along with a zipline, OmniSpin, fossil dig area, swings and bike track.

6. Mosquito Control. Provide for the eradication and control of mosquitoes, including but not limited to elimination or treatment of breeding grounds and purchase, lease, contracting or other use of equipment or supplies for mosquito control.

7. Fire Protection. The District shall not provide fire protection services.

8. Television Relay and Translation. The finance, design, acquisition, installation, construction and operation and maintenance of television relay and translation facilities and programs, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities.

9. Covenant Enforcement and Design Review. Subject to the provisions of Section 32-1-1004(8), C.R.S., as it may be amended from time to time, the District shall have the power to furnish covenant enforcement and design review services.

10. Security Services. Subject to the provisions of Section 32-1-1004(7), C.R.S., as it may be amended from time to time, the District shall have the power to furnish security services for any area within the District's boundaries. Prior to furnishing any security services, the District shall provide written notification to, consult with, and obtain the prior written consent of the County Sheriff and any applicable master association or similar body having authority in its charter or declaration to furnish such services.

11. Solid Waste Disposal. Subject to the provisions of Section 32-1-103(10)(f), C.R.S., as it may be amended from time to time, the District shall have the power to furnish solid waste disposal facilities or collection and transportation of solid waste, however, the District will not provide solid waste disposal services. For typical residential trash removal services, the District expects to contract with a trash removal service provider.

E. Other Powers.

1. Amendments. The District shall have the power to amend this Service Plan as needed, subject to appropriate statutory procedures as set forth in Section 32-1-207, C.R.S.;

2. Authority to Modify Implementation of Financing Plan and Public Infrastructure. Without amending this Service Plan, the District may defer, forego, reschedule or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resources availability, and potential inclusions of property within the District.

F. Other Statutory Powers.

The District may exercise such powers as are expressly or impliedly granted by Colorado law, if not otherwise limited by the Service Plan or its conditions of approval. The District shall not exercise the statutory authority granted in Section 18-12-214, C.R.S., by enacting an ordinance, resolution, rule or other regulation restricting or prohibiting the carrying of a concealed handgun in a building or specific area within its jurisdiction or under its direct control by a person holding a permit to do so.

G. Eminent Domain.

The District may exercise the power of eminent domain or dominant eminent domain only as necessary to further the clear public purposes of the District.

The power of eminent domain and/or dominant eminent domain shall be limited to the acquisition of property that the District intends to own, control or maintain by the District or other governmental entity and is for the material use or benefit of the general public. The term "material use or benefit for the general public" shall not include the acquisition of property for the furtherance of an economic development plan, nor shall it include as a purpose an intent to convey such property or to make such property available to a private entity for economic development purposes. The phrase "furtherance of an economic development plan" does not include condemnation of property to facilitate public infrastructure that is necessary for the development of the Project.

H. Intergovernmental Agreements (IGAs).

The District is authorized to enter into IGAs to the extent permissible by law. As of the date of approval of this Service Plan, the following IGAs are anticipated/in place.

Private Detention Basin/Storm Water Quality Best Management Practice Maintenance Agreement and Easement effective June 30, 2020 between the District, COLA, LLC and the County, recorded July 29, 2020, Reception No. 220111561.

I. Description of Boundaries and Service Area.

1. District Boundaries. A vicinity map showing the general location of the District is included as Exhibit A.1. A map of the currently included properties is included at Exhibit A.2, with a legal description of its boundaries found at Exhibit A.5.

2. Excluded Area. This is the 143-acres just north and south of Bradley Road that were removed from the District per the Order for Exclusion recorded on June 28, 2021 under reception number 221124732. This is labeled as E1, E2 and E3 on Exhibit A.3.

3. Exclusion Areas. These areas represent the potential exclusion of property consisting of approximately 86.4-acres of land west of Powers Road labeled as F1 on Exhibit A.3, and the 43-acres of public right-of-way along Bradley Road and Powers Boulevard labeled as F2 on the map set forth in Exhibit A.3.

4. Extraterritorial Service Areas. The District does not anticipate providing services to areas outside of the District Boundaries.

5. Analysis of Alternatives. As stated above in Section III.B, neither the County nor any other public entity, is available or willing to provide the Public Improvements required by the District and the Project. The District was created to ensure the Public Improvements are constructed in the most efficient and cost effective manner, and that the costs are allocated equitably among the property owners who receive the direct benefit from the constructed Public Improvements. The District anticipates it will undertake the financing, construction, acquisition and provision of the Public Improvements contemplated herein.

6. Material Modifications/Service Plan Amendment. Material modifications of this Service Plan shall, at a minimum, trigger the need for prior approval of the Board of County Commissioners at an advertised public hearing and may require a need for a complete re-submittal of an amended Service Plan along with a hearing before the County's planning commission. For the purpose of this Service Plan the following changes shall be considered material modifications:

a. Any change in the basic services provided by the District, including the addition of any types of services not authorized by this Service Plan.

b. Any other matter which is now, or may in the future, be described as a material modification by the Special District Act.

c. Imposition of a mill levy in excess of any of the Maximum Mill Levies as authorized in this approved Service Plan.

d. Issuance of Debt in excess of the Maximum Debt Authorization authorized in this Service Plan

e. Issuance of any Debt with a maturity period of greater than thirty (30) years, from the date of issuance of such Debt.

f. Creation of any sub-districts as contemplated in the Special District Act.)

g. Inclusion into the District of any property over five (5) miles from the District Boundaries.

IV. DEVELOPMENT ANALYSIS

A. Existing Developed Conditions.

Public improvement construction has commenced within the District for the Trails at Aspen Ridge, Filing 1 as well as several offsite improvements that benefit the District. Completed work includes grading, utilities and streets for the Trails at Aspen Ridge, Filing 1 and street improvements for Legacy Drive. Completed offsite improvements include an offsite waterline, offsite sewer line, 4" gas line feeder, and deceleration / acceleration lanes and median crossing on Bradley Road at Legacy Hill Drive. Work is in progress in the Trails at Aspen Ridge Filing 1 landscape installation and grading work in the Trails at Aspen Ridge Filings 2-6. Trails at Aspen Ridge Filing 2 sanitary sewer is complete, and the Filing 2 infrastructure is expected to be complete in January 2022 with the park site and landscaping expected to be installed the summer of 2022.

B. Total Development at Project Buildout.

At complete Project build-out, development within the District is planned to consist of 861 residential units. The prices of homes in the project are expected to average between \$375,000 and \$425,000 in year 2021 dollars. The total estimated population of the District upon completion of development is 1,900.

C. Development Phasing and Absorption.

Absorption of the project is projected to take 7 years, beginning in 2021 and ending in 2027 and is further described in the Development Summary Table found at Exhibit D.

D. Status of Underlying Land Use Approvals.

The property is zoned R-5000 for The Trails at Aspen Ridge Filing No. 1 and Planned Unit Development for the Trails at Aspen Ridge Filings 2-6. Trails at Aspen Ridge Filing 1 contains 181 single family lots and was recorded on July 14, 2020 at Reception Number 220714541. The Waterview 2018 Sketch Plan Amendment is approved for 865 residential dwelling units. On

December 10, 2019, the Board of County Commissioners approved the Trails at Aspen Ridge Amendment (Rezoning) and PUD Development Plan at Reception Number 219156068. On June 1, 2021, the Board of County Commissioners approved the Major PUD Amendment to the PUD Development Plan which increased the total lot count from 605 lots up to 680 lots under Reception Number 221135788. Trails at Aspen Ridge Filing 2 contains 98 additional lots and was recorded on August 2, 2021 at Reception Number 221714795. The final plat for Trails at Aspen Ridge Filing 3 includes 197 lots has been submitted to the County for review and approval thereof is expected by year end 2021. The final plat for Trails at Aspen Ridge Filing 4 includes 124 lots has been submitted to the County for review and approval thereof is expected in early 2022. Design of Trails at Aspen Ridge Filing 5, consisting of 54 lots, is expected to be submitted in 2021 with final approval projected for the spring of 2022.

V. INFRASTRUCTURE SUMMARY

Attached as Exhibit C is summary of the estimated costs of Public Improvements which are anticipated to be required within this District. A general description of the categories of Public Improvements is included in Section III.D. of this Service Plan. The total costs of the Public Improvement is estimated to be approximately \$49,820,618.55, in year 2021 dollars. It is estimated that the District will finance approximately \$33,327,000 (67%) of this estimated amount, but the amount ultimately financed by the District will be subject to the Maximum Authorized Debt limit.

All Public Improvements will be designed and constructed in accordance with the standards of the governmental entity to which such Public Improvements will be dedicated (including, with respect to storm sewer and drainage facilities, the applicable NPDES standards), and otherwise in accordance with applicable El Paso County standards. The composition of specific Public Improvements will be determined in connection with applicable future land use and development approvals required by El Paso County rules and regulations.

VI. FINANCIAL PLAN SUMMARY

A. Financial Plan Assumptions and Debt Capacity Model.

Attached at Exhibit D is a summary of development assumptions, projected assessed valuation, description of revenue sources (including applicable mill levies and fees) and expenses for both operations and debt service, and an overall debt capacity model associated with projected future development of the Project. The model demonstrates that the District is capable of providing sufficient and economic service within the Project, and that the District has or will have the financial ability to discharge the District's Debt on a reasonable basis. The financial model attached as Exhibit D is an example of the manner in which the District may finance the Public Improvements. The specific structure for financing the Public Improvements shall be determined in the discretion of the Board of Directors of the District, subject to the limitations set forth in this Service Plan.

B. Maximum Authorized Debt.

The District is authorized to issue Debt up to \$50,000,000 million in principal amount. The Maximum Debt Authorization is based on the proposed completion of an estimated

\$49,820,618.55 of on and off-site public improvements for the Project. The estimated cost only contains the Public Improvement portion of development costs and the total Project costs is estimated to be \$73,392,847. As of the date of this Service Plan, the District has not previously issued any Debt.

C. Maximum Mill Levies.

1. Maximum Debt Service Mill Levy. The Maximum Debt Service Mill Levy shall be fifty (50) mills, subject to Legislative Adjustment. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

2. Maximum Operational Mill Levy. The Maximum Operational Mill Levy Cap shall be ten (10) mills, subject to Legislative Adjustment.

3. Maximum Special Purpose Mill Levy Cap. The Maximum Special Purpose Mill Levy is five (5) Mills, subject to Legislative Adjustment for the purpose of providing covenant enforcement and/or operation and maintenance of District facilities. As reflected on Exhibit D.1., the projected revenue produced by the Maximum Operational Mill Levy is not sufficient to pay for covenant enforcement and operation and maintenance of District facilities. Therefore, the Special Purpose Mill Levy is needed to help pay for the anticipated costs associated with the provision of such special services.

4. Maximum Combined Mill Levy. The Maximum Combined Mill Levy is sixty-five (65) Mills, subject to Legislative Adjustment.

Increases to or removal of any of the Maximum Mill Levies shall be subject to Board of County Commissioner approval without the need for a formal Service Plan Amendment (unless the Board otherwise requires).

D. Maximum Maturity Period for Debt.

The period of maturity for issuance of any Debt (but not including Developer Funding Agreements) shall be limited to no more than thirty (30) years without express, prior approval of the Board of County Commissioners. Such approval, although required, is not considered to be a Material Modification of the Service Plan which would trigger the need to amend said Service Plan. However, the District is specifically authorized to refund or restructure existing Debt so long as the period of maturity for the refunding or restructured Debt is no greater than 30 years from the date of the issuance thereof.

E. Developer Funding Agreements.

The Developer has entered into Developer Funding Agreements with the District. The District has and will have shortfalls in funding its capital costs and monthly operations and maintenance expenses during the development phases. The Developer has been funding these obligations for the District to promote the Project's development subject to the Developer being repaid from future District revenues.

Developer Funding Agreements may allow for the earning of simple interest thereon, but under no circumstances shall any such agreement permit the compounding of interest. The existing Developer Funding Agreements predating this Service Plan bear simple interest at a rate of 6.5%. The Developer Funding Agreements may permit an interest rate that does not exceed the prime interest rate plus two points thereon; provided, however, such limitation shall not apply to the existing Developer Funding Agreements.

The maximum term for repayment of a Developer Funding Agreement shall be twenty (20) years from the date the District becomes obligated to repay the Developer Funding Agreement under the associated contractual obligation. For the purpose of this provision, Developer Funding Agreements are considered repaid once the obligations are fully paid in cash or when converted to bonded indebtedness of the District (including privately placed bonds). Any extension of such term is considered a Material Modification and must be approved by the Board of County Commissioners.

Required disclosure notices shall clearly identify the potential for the District to enter into obligations associated with Developer Funding Agreements.

F. Privately Placed Debt Limitation.

Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

G. Revenue Obligations.

The District shall also be permitted to issue Revenue Obligations in such amount as the District may determine. Amounts issued as Revenue Obligations are not subject to the Maximum Debt Authorization.

VII. OVERLAPPING TAXING ENTITIES, NEIGHBORING JURISDICTIONS

A. Overlapping Taxing Entities.

The directly overlapping taxing entities and their respective year 2020 mill levies are as follows:

El Paso County	7.755
El Paso County Road and Bridge	0.330
Widefield School District No. 3	56.164
Security Fire Protection District	10.002
Southeastern Colorado Water Conservancy	0.942
Waterview II Metropolitan District	40.000
El Paso County Public Improvement District No.2	10.000
	TOTAL: 125.193

It is not anticipated that there will be any significant financial impacts to these entities.

B. Neighboring Jurisdictions.

The following additional taxing and or service providing entities include territory within three (s) miles of the Initial District Boundaries.

City of Colorado Springs	City of Fountain	Security Fire Protection District
Fountain Sanitation	Security Water & Sanitation	Silver Hawk Metro Dist
Fountain Mutual Metro Dist	Heritage SIMD	Widefield Water & Sanitation
Colorado Center Metro Dist	Cross Creek Metro Dist	Glen Metro Districts
Mesa Ridge Metro Districts	Lorson Ranch Metro Districts	Bradley Heights Metro Districts
Waterview I Metro District	Crescent Canyon Metro Dist	Apple Tree Metro Districts
Norris/Apple Tree BID	Riverbend Metro Dist	Rolling Hills Ranch Metro Districts
Norris Ranch Metro Districts	Cuchares Ranch Metro Dist	Fountain GID No. 1
US Highway 85 Corridor URA	The Sands Metro Dist #4	Peaceful Ridge Metro Dist
Peak Metro Districts	Riverbend Crossing BID	El Paso County PID No. 2 & 3

The District does not anticipate any adverse impacts to the listed entities in this Section.

VIII. DISSOLUTION

A. Dissolution.

Upon an independent determination of the Board of County Commissioners that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the appropriate District Court for dissolution, pursuant to the applicable State statutes. In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes nor if the District owns, operates and maintains Public Improvements or provides services associated therewith.

B. Administrative Dissolution.

The District shall be subject to administrative dissolution by the Division of Local Government as set forth in Section 32-1-710, C.R.S.

IX. COMPLIANCE

A. An Annual Report and Disclosure Form will be required and submitted as described in C.R.S. 32-1-207(3)(d) and as further articulated by Board of County Commissioners Resolution No. 07-273. A current form of the Annual Report and Disclosure Form is set forth in Exhibit E.

B. Material Modifications of this Service Plan shall be subject to the provisions contained in Section 32-1-207, C.R.S., relating to approvals and notices thereof.

X. MISCELLANEOUS.

The following is additional information to further explain the functions of the District:

A. Special District Act.

The contemplated municipal services are under the jurisdiction of the Special District Act and not the Public Utilities Commission.

B. Disclosure to Prospective Purchasers.

After approval of this Service Plan, the applicable Board of Directors of the District shall prepare a notice acceptable to the Planning and Community Development Department Staff informing all purchasers of property within the District of the District's existence, purpose and debt, taxing, and other revenue-raising powers and limitations. Such notice obligation shall be deemed satisfied by recording the notice with this Service Plan and each final plat associated with the Project, or by such other means as the Planning and Community Development Department approves. Such notice shall be modified to address the potential for future Debt issuance which may be required to meet the obligations associated with loans incurred by the District. In conjunction with subsequent plat recordings, Planning and Community Development Department staff is authorized to administratively approve updates of the disclosure form to reflect current information.

C. Local Improvements.

Prior to the financing of Local Public Improvements, and if required by County policy uniformly applied, agreements shall be in place to prevent a loss of sales tax revenue from sales of construction materials which would otherwise accrue to the County.

D. Service Plan not a Contract.

The grant of authority contained in this Service Plan does not constitute the agreement or binding commitment of the District enforceable by third parties to undertake the activities described, or to undertake such activities exactly as described.

E. Land Use and Development Approvals.

Approval of this Service Plan does not imply approval of the development of a specific area within the Project, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto. All such land use and development approvals shall be processed and obtained in accordance with applicable El Paso County rules, regulations and policies.

XI. CONCLUSION

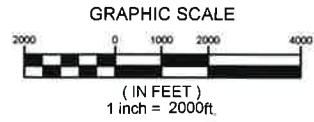
It is submitted that this Service Plan for the District establishes that:

- A. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
- B. The existing service in the area to be served by the District is inadequate for present and projected needs;
- C. The District is capable of providing economical and sufficient service to the Project;
- D. The area included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
- E. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
- F. The facility and service standards of the District are compatible with the facility and service standards of the County;
- G. The proposal is in substantial compliance with the County master plan.
- H. The creation of the District was and is in the best interests of the area proposed to be served.

EXHIBIT A
MAPS AND LEGAL DESCRIPTIONS

NOTE:

THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.



FILE NAME: S:\00.888.028 Trails PUDSP Major Amend\100 Dwg\105 Exhibit\District Map\TRAILS AT ASPEN\METRO DISTRICT\2021 4:56:50 PM CTB FILE: Matrix.ctb

PREPARED BY:




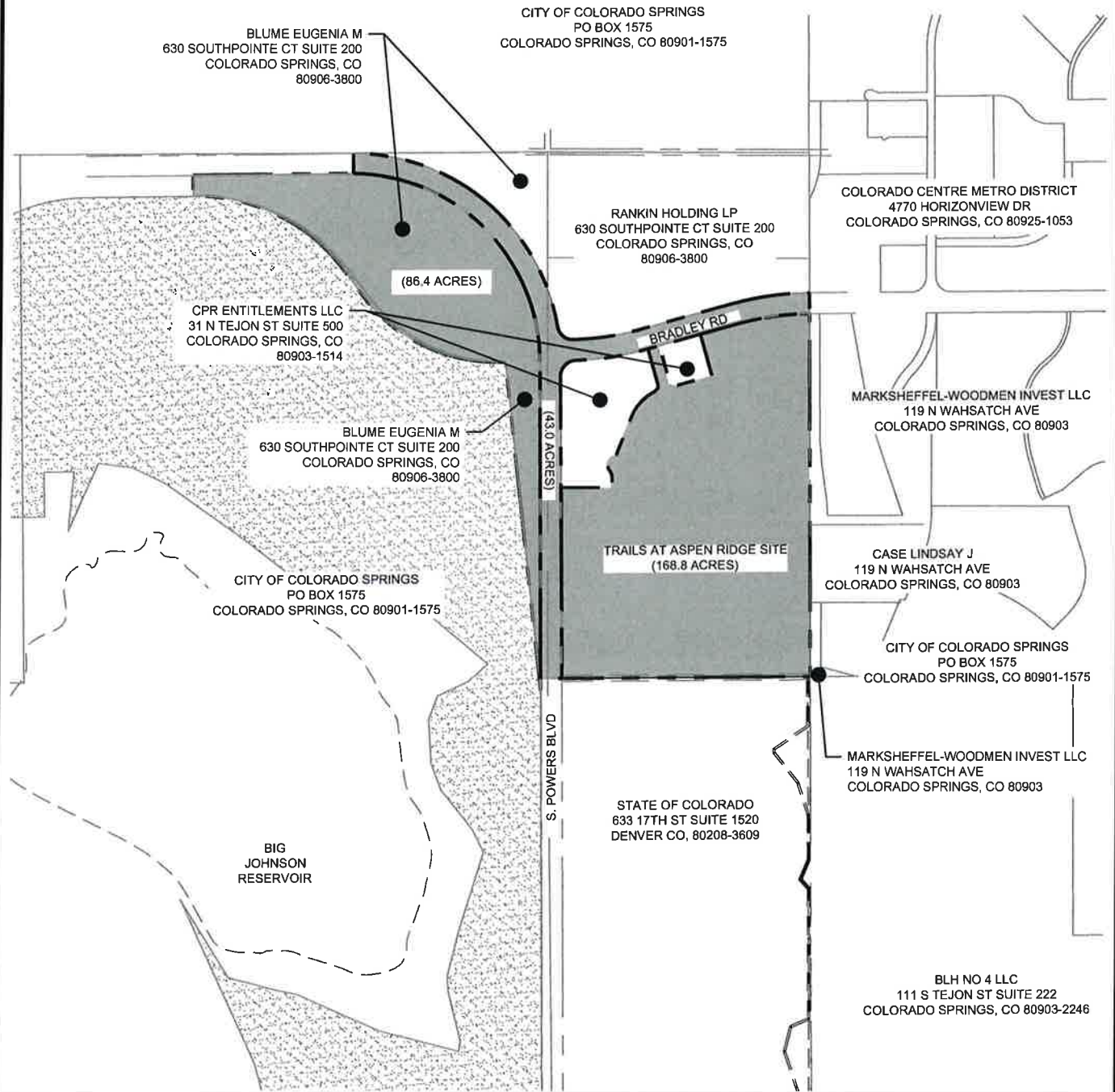
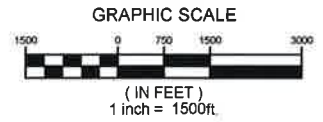
WATERVIEW II METROPOLITAN DISTRICT VICINITY MAP

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	OCT 2021	DRAWING No. EXH01
DRAWN BY:	LCB	HORIZ. 1" = 2000'	SHEET 1 OF 11		
CHECKED BY:	NMS	VERT. N/A			

NOTE:
 THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.

LEGEND

 SITE DISTRICT BOUNDARY (298.2 AC)



FILE NAME: s:\2018\028 trails pudsp major amend\100 Dwg\1105 exhibit\district map\1\TRAILS AT ASPEN RIDGE\EXHA2.dwg, 2021 2:26:36 PM CTB FILE: Matrix.ctb

PREPARED BY:







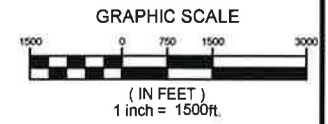
WATERVIEW II METROPOLITAN DISTRICT BOUNDARY AREA MAP

DESIGNED BY: NMS	SCALE	DATE ISSUED: SEP 2021	DRAWING No.
DRAWN BY: LCB	HORIZ. 1" = 1500'	SHEET 10 OF 11	EXHA.2
CHECKED BY: NMS	VERT. N/A		

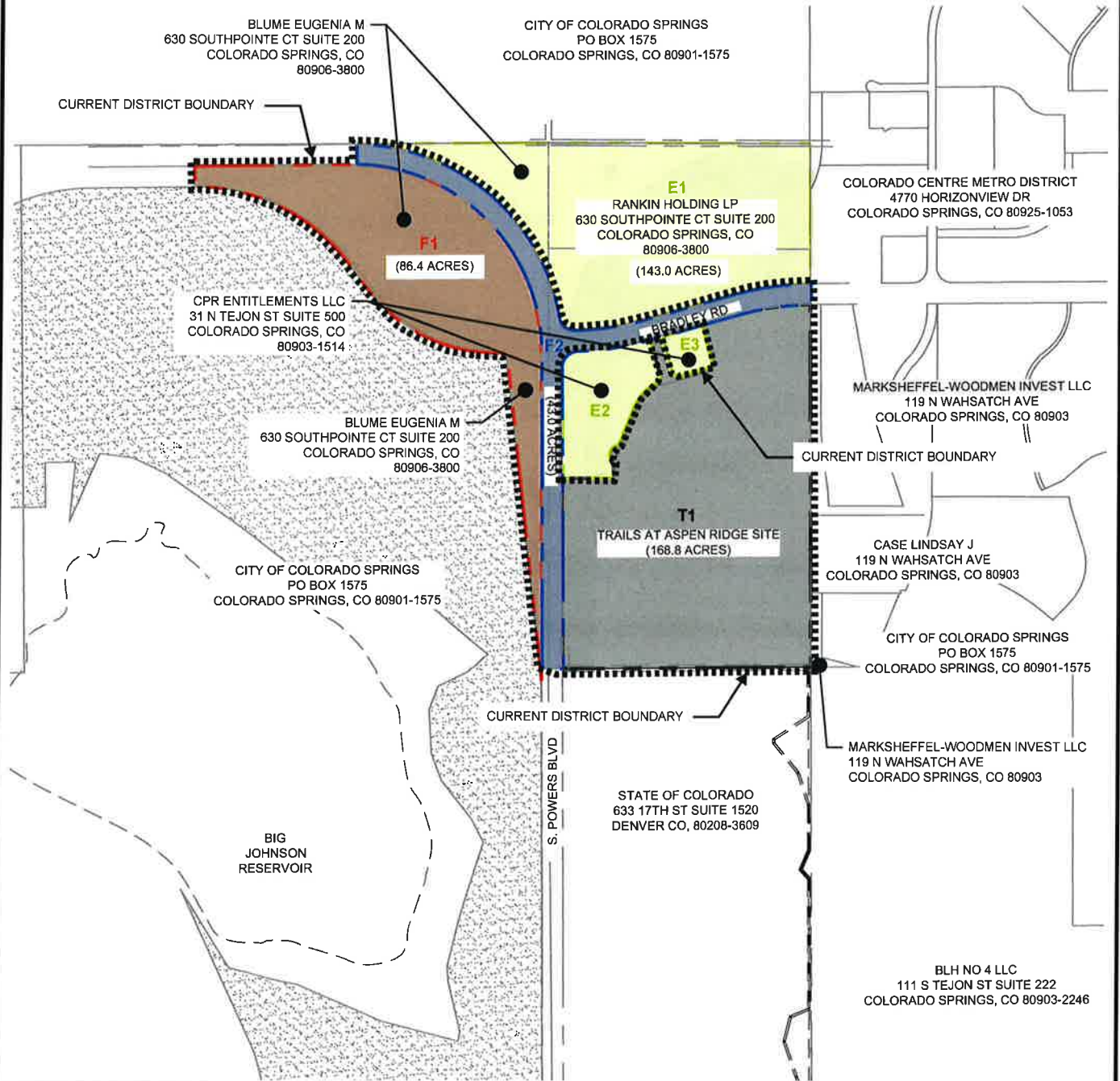
NOTE:
 THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.

 CURRENT DISTRICT BOUNDARY (298.2 AC)

LEGEND	
	SITE (168.8 AC)
	FUTURE EXCLUSION AREA (86.4 AC)
	PREVIOUSLY EXCLUDED AREA JUNE 21, 2021 (143.0 AC)
	ROW EXCLUSION AREA (43.0 AC)



TOTAL SITE + EXCLUSION AREAS = (441.2 AC)



FILE NAME: e:\20_886_028 trails major amend\100 Dwg\105 exhibit\district map\trails at aspen ridge\trails at aspen ridge\2021 1:56:51 PM CTB FILE: Matrix.ctb

PREPARED BY:



WATERVIEW II METROPOLITAN DISTRICT EXCLUSION AREA MAP

DESIGNED BY: NMS	SCALE	DATE ISSUED: SEP 2021	DRAWING No. EXHA.3
DRAWN BY: LCB	HORIZ. 1" = 1500'	SHEET 11 OF 11	
CHECKED BY: NMS	VERT. N/A		

EXHIBIT A-3

Waterview II MD - Future Exclusion Area

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 8 AND 17, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, THENCE S89°33'35"W, A DISTANCE OF 66.65 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

1. THENCE S00°29'10"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.46 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND AS RECORDED AT RECEPTION NO. 200120591 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES FOLLOW THE EASTERLY AND NORTHERLY LINES OF SAID TRACT RECORDED AT RECEPTION NO. 200120591:

2. THENCE N06°24'05"W A DISTANCE OF 3312.25 FEET;
3. THENCE S89°34'46"W A DISTANCE OF 105.49 FEET TO A POINT OF CURVE TO THE RIGHT;
4. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1645.00 FEET, A DELTA ANGLE OF 53°38'50", AN ARC LENGTH OF 1540.25 FEET, WHOSE LONG CHORD BEARS N63°35'49"W A DISTANCE OF 1484.60 FEET;
5. THENCE N36°46'24"W A DISTANCE OF 297.03 FEET TO A POINT OF CURVE TO THE LEFT;
6. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 53°55'04", AN ARC LENGTH OF 1783.27 FEET, WHOSE LONG CHORD BEARS N63°43'56"W A DISTANCE OF 1718.20 FEET;

7. THENCE N00°41'28"W A DISTANCE OF 210.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES FOLLOW SAID SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINES OF POWERS BOULEVARD:

8. THENCE N89°18'32"E A DISTANCE OF 1579.97 FEET TO A POINT OF CURVE TO THE RIGHT;
9. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 90°12'18", AN ARC LENGTH OF 2983.44 FEET, WHOSE LONG CHORD BEARS S45°35'19"E A DISTANCE OF 2684.73 FEET;
10. THENCE S00°29'10"E A DISTANCE OF 3176.26 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 86.44 ACRES, MORE OR LESS.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, T15 S, R 65 W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, WHICH IS ASSUMED TO BEAR S89°33'35"W FROM THE WITNESS CORNER 143.54 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 9 (SAID WITNESS CORNER BEING A 2" IRON POST WITH A 2 ½" ALUM. CAP LS 17664), TO THE SOUTH ¼ CORNER OF SAID SECTION 9 (A 3" BY 30" ALUM. MONUMENT LS 10377).

PREPARED BY:

RAYMOND JOSEPH PECHEK PLS 24964

FOR AND ON BEHALF OF:

URS CORPORATION

9960 FEDERAL DRIVE, SUITE 300

COLORADO SPRINGS, COLORADO 80921

(719) 531-0001 FEBRUARY 21, 2005 ; \\S031ntfile1\6742381\ADMIN\LEGALS\EYEBROW-PARCEL.doc

LEGAL DESCRIPTION: (WATERVIEW II DISTRICT BOUNDARY 9/1/2021)

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 8, 9 AND 17, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 8, THENCE S89°33'35"W, A DISTANCE OF 66.46 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE S00°29'10"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.46 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND AS RECORDED AT RECEPTION NO. 200120591 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES FOLLOW THE EASTERLY AND NORTHERLY LINES OF SAID TRACT RECORDED AT RECEPTION NO. 200120591:

1. THENCE N06°24'05"W A DISTANCE OF 3312.25 FEET;
2. THENCE S89°34'46"W A DISTANCE OF 105.49 FEET TO A POINT OF CURVE TO THE RIGHT;
3. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1645.00 FEET, A DELTA ANGLE OF 53°38'50", AN ARC LENGTH OF 1540.25 FEET, WHOSE LONG CHORD BEARS N63°35'49"W A DISTANCE OF 1484.60 FEET;
4. THENCE N36°46'24"W A DISTANCE OF 297.03 FEET TO A POINT OF CURVE TO THE LEFT;
5. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 53°55'04", AN ARC LENGTH OF 1783.27 FEET, WHOSE LONG CHORD BEARS N63°43'56"W A DISTANCE OF 1718.20 FEET;

THENCE N00°41'28"W A DISTANCE OF 210.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE N89°18'32"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1579.97 FEET;

THENCE N00°40'01"W A DISTANCE OF 210.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID POWERS BOULEVARD;

THE FOLLOWING THREE (3) COURSES FOLLOW SAID NORTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF POWERS BOULEVARD:

1. THENCE N89°34'16"E A DISTANCE OF 18.76 FEET TO A POINT OF CURVE TO THE RIGHT;

2. THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 2947.69 FEET, A DELTA ANGLE OF 80°13'57", WHOSE LONG CHORD BEARS S50°03'51"E A DISTANCE OF 2712.68 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
3. THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS S51°18'28" E A DISTANCE OF 198.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD:

- 1) THENCE N87°19'53"E A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS N80°50'19"E A DISTANCE OF 624.10 FEET;
- 3) THENCE N74°20'48"E A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS N81°55'38"E A DISTANCE OF 783.56 FEET;
- 5) THENCE N89°30'29"E A DISTANCE OF 4.29 FEET TO A POINT ON THE NORTH-SOUTH ¼ LINE OF SAID SECTION 9;

THENCE S00°19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3848.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;

THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2495.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 143.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 324.71 ACRES, MORE OR LESS.

EXCEPTING THEREFROM, PARCEL 2, AND PARCEL 3, CONTAINED IN COURT DOCUMENT RECORDED AT RECEPTION NO. 221124732 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2

A TRACT OF LAND LOCATED IN A PORTION 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 NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.80 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 EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRADLEY ROAD;

1. THENCE S89°30'29"W A DISTANCE OF 3.77 FEET TO A POINT OF CURVE TO THE LEFT;
2. THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 730.29 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 728.16 FEET;
3. THENCE S74°20'48"W A DISTANCE OF 385.14 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S74°20'48"W A DISTANCE OF 425.01 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY S15°39'12"E A DISTANCE OF 392.40 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT WHOSE RADIAL BEARS N44°25'13"E;

THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 60°04'25", AN ARC LENGTH OF 78.64 FEET, WHOSE LONG CHORD BEARS S75°37'00"E A DISTANCE OF 75.08 FEET;

THENCE N74°20'48"E A DISTANCE OF 199.80 FEET;

THENCE S15°39'12"E A DISTANCE OF 40.00 FEET;

THENCE N74°20'48"E A DISTANCE OF 160.21 FEET;

THENCE N15°39'12"W A DISTANCE OF 469.99 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS 188,446 SQUARE FEET OR 4.33 ACRES MORE OR LESS.

PARCEL 3

A TRACT OF LAND LOCATED IN A PORTION 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 NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRADLEY ROAD;

- 1) THENCE S89°30'29"W A DISTANCE OF 3.77 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 730.29 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 728.16 FEET;
- 3) THENCE S74°20'48"W A DISTANCE OF 930.15 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT-OF-WAY S15°39'12"E A DISTANCE OF 394.68 FEET TO A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIAL BEARS N75°43'37"W;

THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 43°29'55", AN ARC LENGTH OF 56.94 FEET, WHOSE LONG CHORD BEARS S36°01'21"W A DISTANCE OF 55.58 FEET;

THENCE S57°46'18"W A DISTANCE OF 68.47 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A DELTA ANGLE OF 35°44'30", AN ARC LENGTH OF 280.72 FEET, WHOSE LONG CHORD BEARS S39°54'03"W A DISTANCE OF 276.19 FEET;

THENCE S67°58'24"E A DISTANCE OF 40.00 FEET;

THENCE S22°01'35"W A DISTANCE OF 538.15 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'35", AN ARC LENGTH OF 61.46 FEET, WHOSE LONG CHORD BEARS S28°47'53"W A DISTANCE OF 61.31 FEET;

THENCE S00°00'00"W A DISTANCE OF 148.75 FEET;

THENCE N90°00'00"W A DISTANCE OF 515.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21);

THE FOLLOWING FIVE (5) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND 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;

- 1) THENCE N00°29'10"W A DISTANCE OF 1,123.38 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°49'03", AN ARC LENGTH OF 229.91 FEET, WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET;
- 3) THENCE N87°19'53"E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2,969.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;
- 5) THENCE N74°20'48"E A DISTANCE OF 21.87 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 963,596 SQUARE FEET OR 22.121 ACRES, MORE OR LESS.

NET AREA OF DISTRICT BOUNDARY CONTAINS 298.26 ACRES.

PREPARED BY:
JAMES F. LENZ
FOR AND ON BEHALF OF:
RIDGELINE LAND SURVEYING LLC



EXHIBIT B

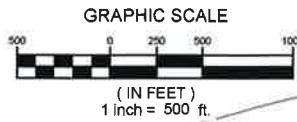
DEVELOPMENT SUMMARY

The projected housing development type, including the number of residential units for each type, assumed actual unit value, and absorption schedule is summarized and provided on pages 2-4 of the Financing Plan - Exhibit D.

The property is zoned R-5000 for The Trails at Aspen Ridge Filing No. 1 and Planned Unit Development for the Trails at Aspen Ridge Filings 2-6. Trails at Aspen Ridge Filing 1 contains 181 single family lots and was recorded on July 14, 2020 at Reception Number 220714541. The Waterview 2018 Sketch Plan Amendment is approved for 865 residential dwelling units. On December 10, 2019, the Board of County Commissioners approved the Trails at Aspen Ridge Amendment (Rezoning) and PUD Development Plan at Reception Number 219156068. On June 1, 2021, the Board of County Commissioners approved the Major PUD Amendment to the PUD Development Plan which increased the total lot count from 605 lots up to 680 lots under Reception Number 221135788. Trails at Aspen Ridge Filing 2 contains 98 additional lots and was recorded on August 2, 2021 at Reception Number 221714795. The final plat for Trails at Aspen Ridge Filing 3 includes 197 lots has been submitted to the County for review and approval thereof is expected by year end 2021. The final plat for Trails at Aspen Ridge Filing 4 includes 124 lots has been submitted to the County for review and approval thereof is expected in early 2022. Design of Trails at Aspen Ridge Filing 5, consisting of 54 lots, is expected to be submitted in 2021 with final approval projected for the spring of 2022.

NOTE:

THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.



RANKIN HOLDING LP
630 SOUTHPOINTE CT SUITE 200
COLORADO SPRINGS, CO 80906-3800

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

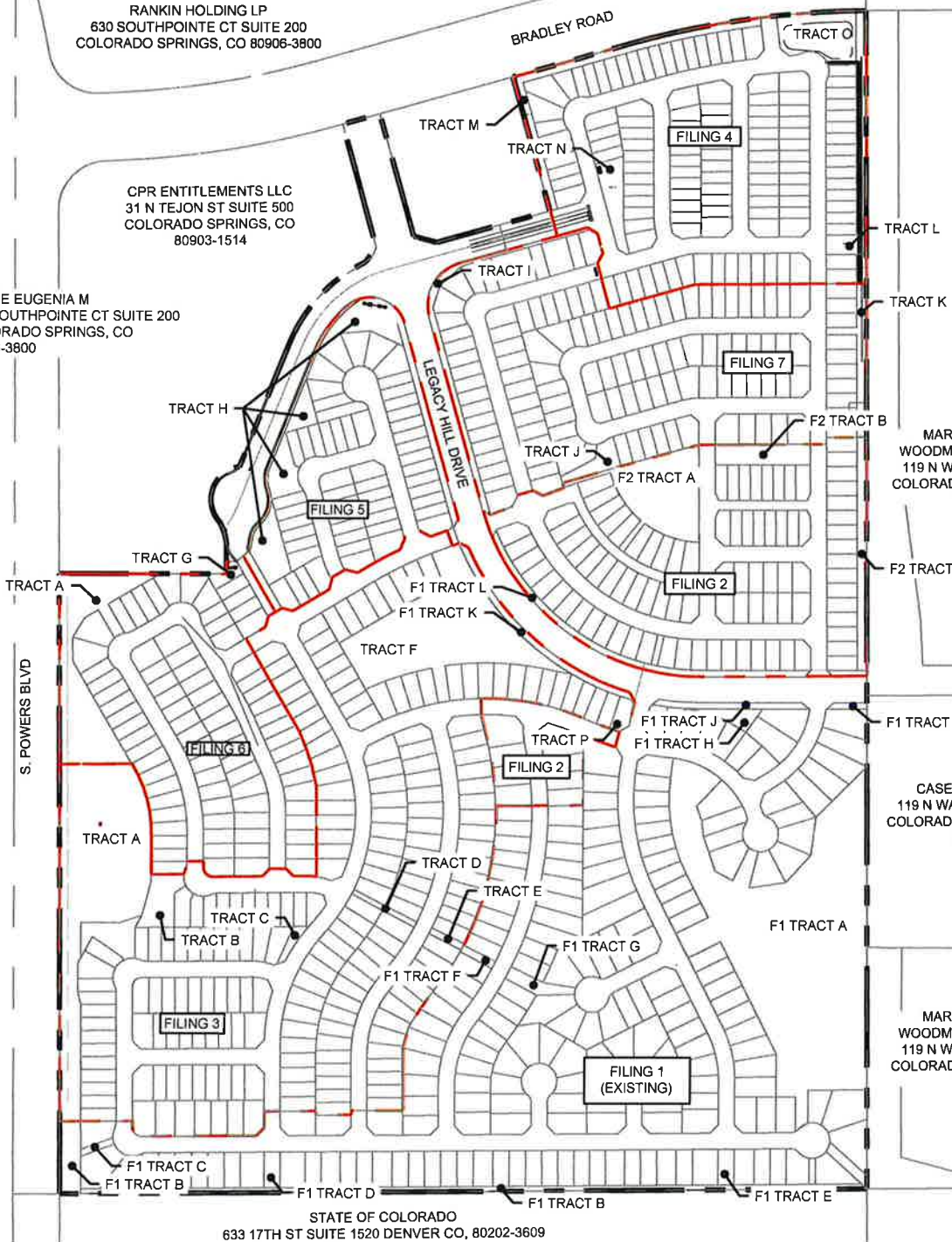
BLUME EUGENIA M
630 SOUTHPOINTE CT SUITE 200
COLORADO SPRINGS, CO
80906-3800

MARKSHEFFEL-
WOODMEN INVEST LLC
119 N WAHSATCH AVE
COLORADO SPRINGS, CO
80903

CASE LINDSAY J
119 N WAHSATCH AVE
COLORADO SPRINGS, CO
80903

MARKSHEFFEL-
WOODMEN INVEST LLC
119 N WAHSATCH AVE
COLORADO SPRINGS, CO
80903

STATE OF COLORADO
633 17TH ST SUITE 1520 DENVER CO, 80202-3609



FILE NAME: s:\2018\028 trails pudsp major amend\100 Dwg\1105 exhibit\district map\trails at aspen roads\map\1105\1105.dwg, 2021 5:24:52 PM CTB FILE: Matrix.ctb

PREPARED BY:

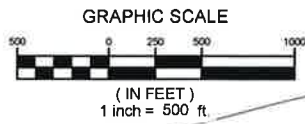




WATERVIEW II METROPOLITAN DISTRICT MAP OF SERVICE AREA

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	SEP 2021	DRAWING No. EXH02
DRAWN BY:	LCB	HORIZ. 1" = 500'	SHEET	2 OF 11	
CHECKED BY:	NMS	VERT. N/A			

NOTE:

THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.



LEGEND	
	P-SS 8 8" SEWER
	P-SS 12 12" SEWER



FILE NAME: s:\2019\08\028 trails pcdsp major amend\100 Dwg\105 exhibit\distrc map\trails AT ASPEN PLAZA\RES\September 1, 2021 5:25:05 PM CTB FILE: Matrix.cbd

PREPARED BY:

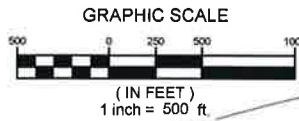


WATERVIEW II METROPOLITAN DISTRICT ONSITE SANITARY SEWER EXHIBIT

DESIGNED BY: NMS	SCALE	DATE ISSUED: SEP 2021	DRAWING No.
DRAWN BY: LCB	HORIZ. 1" = 500'	SHEET 4 OF 11	EXH04
CHECKED BY: NMS	VERT. N/A		

NOTE:

THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.



FILE NAME: s:\20.886.028 trails pddisp major amend\1.00 Dwg\1.05 exhibit\district map\trail\TRAILS AT ASPEN PLAZA.dwg; 11/15/2021 5:25:34 PM CTB FILE: Matrix.ctb

PREPARED BY:

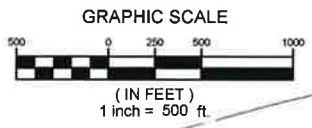


WATERVIEW II METROPOLITAN DISTRICT DRAINAGE EXHIBIT

DESIGNED BY: NMS	SCALE	DATE ISSUED: SEP 2021	DRAWING No.
DRAWN BY: LCB	HORIZ. 1" = 500'	SHEET 8 OF 11	EXH08
CHECKED BY: NMS	VERT. N/A		

NOTE:

THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.



LEGEND	
	OPEN SPACE AREA
	PARK AREA



FILE NAME: s:\2018\028\mills\pudsp\major\amend\100\Draw\1105\exhibits\district\map\trauls AT ASPEN RIDGE\TRAULS\September 1, 2021 5:25:42 PM CTB FILE: Matrix.ctb

PREPARED BY:



WATERVIEW II METROPOLITAN DISTRICT LANDSCAPE EXHIBIT

DESIGNED BY: NMS	SCALE	DATE ISSUED: SEP 2021	DRAWING No.
DRAWN BY: LCB	HORIZ. 1" = 500'	SHEET 9 OF 11	EXH09
CHECKED BY: NMS	VERT. N/A		

EXHIBIT C

ESTIMATED INFRASTRUCTURE CAPITAL COSTS



Waterview II Metropolitan District
Opinion of Probable Construction Costs

February 12, 2021

Section 1 EARTHWORK		Quantity	Unit	Unit Cost	Total Cost
1.1	Grading (Proportionate Share of Overall Grading Costs for ROW)	1	LS	\$ 234,058.02	\$234,058.02
1.2	Erosion Control (Proportionate Share of Overall Grading Costs for ROW)	1	LS	\$ 65,083.54	\$65,083.54
Subtotal Earthwork					\$299,141.56

Section 2 STREET AND SIDEWALKS		Quantity	Unit	Unit Cost	Total Cost
2.1	Aggregate Base Course (135 LB/CF)	21,962	CY	\$ 57.50	\$1,262,807.53
2.2	Asphalt Pavement (4" thick)	94,596	SY	\$ 90.79	\$8,588,413.44
2.3	Asphalt Pavement (8" thick)	4,232	CY	\$ 90.79	\$384,220.46
2.4	Roundabout	1	EA	\$ 215,000.00	\$215,000.00
2.5	Raised Median, Paved	1,960	SF	\$ 8.00	\$15,680.00
2.6	Striping	17,147	LF	\$ 1.00	\$17,147.29
2.7	Signage	106	EA	\$ 350.00	\$37,100.00
2.8	Curb and Gutter, EPC Type A (6" Vertical)	18,224	LF	\$ 25.83	\$470,718.74
2.9	Curb and Gutter, EPC Type B (Median)	485	LF	\$ 25.83	\$12,527.55
2.10	Curb and Gutter, EPC Opt. Type C (Ramp)	41,505	LF	\$ 25.83	\$1,072,071.00
2.11	Pedestrian Ramp	197	EA	\$ 1,450.00	\$285,650.00
2.12	Sidewalk	290,864	SF	\$ 5.37	\$1,561,938.91
2.13	Cross Pan, local (8" thick, 6' wide to include return)	1,726	LF	\$ 61.00	\$105,286.00
Subtotal Streets and Sidewalks					\$14,028,560.92

Section 3 SANITARY SEWER IMPROVEMENTS		Quantity	Unit	Unit Cost	Total Cost
3.1	Sanitary Sewer Main, Size 8"	26,970	LF	\$ 73.00	\$1,968,844.31
3.2	Sanitary Sewer Main, Size 12"	447	LF	\$ 120.00	\$53,653.20
3.3	Sanitary Sewer Main, Size 12" - Offsite	10,872	LF	\$ 120.00	\$1,304,675.52
3.4	Sanitary Sewer Manhole	99	EA	\$ 7,295.33	\$722,237.67
Subtotal Sanitary Sewer Improvements					\$4,049,410.70

Section 4 WATER IMPROVEMENTS		Quantity	Unit	Unit Cost	Total Cost
4.1	8" PVC Main (Including valves and fittings)	31,426	LF	\$ 86.00	\$2,702,637.72
4.2	12" PVC Main (Including valves and fittings)	2,400	LF	\$ 137.50	\$330,050.88
4.3	12" PVC Main (Including valves and fittings) - Offsite	12,032	LF	\$ 137.50	\$1,654,333.73
4.4	16" PVC Main (Including valves and fittings)	1,140	LF	\$ 137.50	\$156,684.00
4.5	Fire Hydrant Assembly	66	EA	\$ 6,865.00	\$453,090.00
4.6	Pumphouse	1	EA	\$ 1,100,000.00	\$1,100,000.00
Subtotal Water Improvements					\$6,396,796.32

Section 5 DRAINAGE		Quantity	Unit	Unit Cost	Total Cost
5.1	22" x 14" Elliptical Concrete Arch Pipe	155	LF	\$ 100.00	\$15,489.00
5.2	30" x 19" Elliptical Reinforced Concrete Pipe	944	LF	\$ 150.00	\$141,604.50
5.3	18" RCP Pipe	3,798	LF	\$ 73.67	\$279,824.44
5.4	24" RCP Pipe	5,325	LF	\$ 90.00	\$479,239.20
5.5	30" RCP Pipe	2,578	LF	\$ 120.00	\$309,328.80
5.6	36" RCP Pipe	787	LF	\$ 159.33	\$125,321.01
5.7	42" RCP Pipe	1,343	LF	\$ 198.33	\$266,446.44
5.8	48" RCP Pipe	1,920	LF	\$ 248.33	\$476,753.87
5.9	24" FES	2	EA	\$ 540.00	\$1,080.00
5.10	36" FES	1	EA	\$ 1,000.00	\$1,000.00
5.11	48" FES	1	EA	\$ 1,500.00	\$1,500.00
5.12	End Treatment- Headwall	3	EA	\$ 2,000.00	\$6,000.00
5.13	Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	14	EA	\$ 9,600.00	\$134,400.00
5.14	Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	40	EA	\$ 9,600.00	\$384,000.00
5.15	Storm Sewer Manhole	64	EA	\$ 9,166.67	\$586,666.88
5.18	Storm Sewer Manhole, Slab Base	64	EA	\$ 6,395.00	\$409,280.00
5.19	CDOT Type C Inlet	1	EA	\$ 2,500.00	\$2,500.00
5.20	East Full Spectrum Water Quality & Detention Pond	1	EA	\$ 350,000.00	\$350,000.00
5.21	West Full Spectrum Water Quality & Detention Pond	1	EA	\$ 200,000.00	\$200,000.00
5.22	Northeast Full Spectrum Water Quality & Detention Pond	1	EA	\$ 65,000.00	\$65,000.00
Subtotal Drainage Improvements					\$4,235,434.14

Section 6 LANDSCAPE		Quantity	Unit	Unit Cost	Total Cost
6.1	Streetscape & Open Space	1,796,039	SF	\$ 4.50	\$8,082,176
6.2	Irrigation Meter (1.0")	2	EA	\$ 15,000.00	\$ 30,000
6.3	Irrigation Meter (1.5")	2	EA	\$ 22,500.00	\$ 45,000
6.4	Irrigation Meter (2.0")	1	EA	\$ 30,000.00	\$ 30,000
6.5	Parks	3	EA	\$ 425,000.00	\$ 1,275,000
Subtotal Landscape Improvements					\$ 9,462,176

Subtotal Site Hard Costs \$38,471,520.11

Section 7 SOFT COSTS		Percentage	Total Cost
8.1	Engineering Materials Testing	0.75%	\$288,536.40
8.2	Construction Survey	0.50%	\$192,357.60
8.3	Design Engineering	8.00%	\$3,077,721.61
8.4	Traffic Control	0.75%	\$288,536.40
8.5	Construction Supervision	2.00%	\$769,430.40
8.6	Project Management	2.50%	\$961,788.00
8.7	Landscape and Irrigation	2.00%	\$769,430.40
8.8	Mobilization/Demobilization/Contractor Permits	3.00%	\$1,154,145.60
8.9	Contingency	10%	\$3,847,152.01
Subtotal Site Soft Costs			\$11,349,098.43

TOTAL \$49,820,618.55

General Notes:

1	<i>Since ENGINEER has no control over the costs of labor, materials, equipment, services provided by others, or over the Contractors method of determining pricing, or over the competitive bidding or market conditions, the opinion of probable cost provided herein are made on the basis of experience and qualifications. Engineer cannot and does not guarantee that proposals, bids or actual Projects or construction Cost will not vary from this opinion of probable costs.</i>
2	<i>This summary of probable construction cost was prepared for estimating purposes only. Matrix Design Group cannot be held responsible for variances from this estimate as actual costs may vary due to bid and market fluctuations.</i>
3	<i>Totals and Unit Prices are calculated in Present Worth or Present Value dollars. Adjustments should be made for years beyond the present year to better estimate needed capital dollars if used as a future capital improvement plan.</i>
4	<i>This cost opinion does not include estimates for land acquisition, development or construction permitting, environmental remediation or special handling of materials other than identified within the cost opinion line items.</i>
5	<i>Cost Opinion has been performed using quantities from the PUDSP Amendment, dated February 2021, by Matrix. Some cost utilized have been provided by others based on recent construction projects within the City of Colorado Springs geographic region.</i>

EXHIBIT D
FINANCIAL PLAN SUMMARY



October 13, 2021

Waterview II Metropolitan District
Attention: Sean Allen, Esq.
White Bear Ankele Tanaka & Waldron Professional Corporation
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

RE: Waterview II Metropolitan District Service Plan Amendment

We have analyzed the bonding capacity for the proposed Waterview II Metropolitan District (the "District"). The analysis presented summarizes and presents information provided on behalf of View Homes, Inc. (the "Developer") and does not include independently verifying the accuracy of the information or assumptions.

Plan Assumptions

The following assumptions have been provided by the Developer and form the basis of the analysis. All prices below reflect 2021 market values.

1. The residential development is anticipated to be comprised of 861 single-family homes projected to be completed between 2021 through 2026. Estimated home prices range from \$375,000 to \$425,000 per unit with an overall average of approximately \$393,000 per unit. Home prices are estimated to appreciate at 2% per year.
2. There is no commercial product included in the current forecast of district revenues.

Bond Assumptions

1. The residential debt service mill levy target is 50 mills beginning in tax collection year 2022.
2. The District is modeled to issue senior and subordinate bonds in December 2021. The senior bonds (Series 2021A) are estimated to have a par of \$24,480,000 and an interest rate of 4.25%. At issuance, it is projected that the District will fund \$250,000 in costs of issuance, \$2,601,000 in capitalized interest, and \$2,034,475 in a debt service reserve from bond proceeds which constitutes 8.3% of the total 2021 senior bond amount. The Underwriter's discount is modeled as 2% of par for senior bonds. The remaining \$19,104,925 is projected to be deposited to the District's project fund to reimburse the Developer for eligible expenses.

The subordinate cash flow bonds (Series 2021B) are estimated to have a par of \$2,310,000 and carry an interest rate of 7.5%. The Underwriter's discount is modeled as 3% of par for subordinate bonds. The remaining \$2,240,700 is projected to be deposited to the District's project fund to reimburse the Developer for eligible expenses.

Total senior and subordinate bond revenues are dependent on the following key assumptions:

- a. Annual Specific Ownership Tax revenues are modeled at a factor of 6% to annual property tax revenues.

- b. It is projected that 98.5% of property taxes levied will be collected and available to the District.
- c. It is projected that there will be a 6% biennial inflation rate on existing assessed valuation.
- d. Total senior bond par amount is sized to 1.2x debt service coverage, with subordinate bonds sized at 1.0x debt service coverage on revenues left after payment of senior principal and interest.

Refinance Assumptions

1. The District is modeled to issue senior and subordinate refunding bonds in December 2028. The senior bonds (Series 2028A) are estimated to have a par of \$30,490,000, funds on hand of \$2,418,000, remaining debt service reserve from the Series 2021 bonds of \$2,034,475, and an interest rate of 4.0% for the senior bonds. At issuance, it is projected that the District will fund \$28,365,245 to refund the Series 2021 bonds and \$200,000 in costs of issuance. The Underwriter’s discount is modeled as 0.50% of par for investment grade rated senior bonds. The remaining \$6,224,780 is projected to be deposited to the District’s project fund to reimburse the Developer for additional eligible expenses.

The subordinate cash flow bonds (Series 2028B) are estimated to have a par of \$2,757,000 and carry an interest rate of 6.5%. The Underwriter’s discount is estimated at 3% of par for the subordinate bonds. The remaining \$2,674,290 is projected to be deposited to the District’s project fund to reimburse the Developer for eligible expenses.

- a. Annual Specific Ownership Tax revenues are modeled at a factor of 6% to annual property tax revenues.
- b. It is projected that 98.5% of property taxes levied will be collected and available to the District.
- c. It is projected that there will be a 6% biennial inflation rate on existing assessed valuation.
- d. It is projected that the senior bonds will be issued with an investment grade rating.
- e. Total senior bond par amount is sized to 1.2x debt service coverage, with subordinate bonds sized at 1.0x debt service coverage on revenues left after payment of senior principal and interest.

Estimate of Revenue Projections for first 10 years

The debt service mill levy (50.000 mills) collection revenues over the first 10 years total \$9,338,716 plus an additional \$560,323 in specific ownership taxes associated with the debt levy, plus for a total of \$9,899,039.

The operations mill levy (10.000 mills) and special purpose mill levy (5.000 mills) collection revenues total \$2,801,613 plus an additional \$168,095 in specific ownership taxes associated with the operations and special purpose levy for a total of \$2,969,708.

Based upon the development assumptions provided and the financial assumptions contained in the attached projected Financing Plan for the proposed Waterview II Metropolitan District, the projected revenue is sufficient to retire all Debt referenced in the Financing Plan within the restrictions set forth in

the District's Service Plan, including but not limited to the maximum debt mill levies and maximum maturity period.

Risks Associated with the Bond Financing

Risks to Tax Payers:

- Development is slower than anticipated
- Biennial inflation on existing assessed values is less than 6%
- District imposes Maximum Debt Mill Levy as described in the Service Plan

The primary risk to tax payers is that the Districts issue bonds to finance infrastructure and then the absorption of additional property, or its valuation by the Assessor, lags modeled expectations. If that occurs, then the Districts may need to levy the Maximum Debt Mill Levy as described in the Service Plan and would not be able to reduce the levy for a longer period of time. All risks are mitigated by the inclusion of a debt service mill levy imposition term of, generally, 40 years from the date of original imposition on residential property, and a corresponding termination date on debt instruments issued by the District.

Risks to Bondholders:

- Development is slower than anticipated
- Biennial inflation on assessed values is less than 6%
- Assurance of the continuation of development is not assured
- Reliance on Federal Tax Code and State laws governing municipal finance and special districts

The primary risk to bondholders is the development does not occur as fast as originally projected and that the revenues generated from the Maximum Debt Mill Levy as described in the Service Plan are not sufficient to meet the Districts' financial obligations. These risks are mitigated by funding a capitalized interest and reserve fund at closing. In addition, these bonds are anticipated to be marketed only to sophisticated investors who understand the risks involved in the transaction.

Disclosures

It is contemplated that D.A. Davidson will provide investment banking services to the District in connection with its future bond financings or other borrowings. D.A. Davidson is not acting as a financial advisor to the District.

The assumptions disclosed in the Financial Plan are those of the Developer and have not been independently reviewed by D.A. Davidson. Those assumptions identified are believed to be the significant factors in determining financial feasibility; however, they are likely not to be all-inclusive. There will usually be differences between forecasted and actual results, because events and circumstances frequently do not occur as projected, and those differences may be material. Key assumptions, including those relating to market values of real property improvements and the build out schedule of such property, are particularly sensitive in terms of the timing necessary to create the tax base for the District. A small variation in these variables, and to their timing, can have a large effect on the forecasted results. There is a high probability that the forecasted results will differ from realized future tax base factors and such variations can be material. Additionally, other key assumptions relating to inflation, assessment ratios, interest rates, and infrastructure, administrative, and operating costs may, and likely will, vary from those projected.

Because D.A. Davidson has not independently evaluated or reviewed the assumptions that the financial model is based upon, we do not vouch for the achievability (and disclaim any opinion) of the information provided. Furthermore, because of the inherent nature of future events, which are subject to change and variation as events and circumstances change, the actual results may vary materially from the results presented here. D.A. Davidson has no responsibility or obligation to update this information or this financial model for events occurring after the date of this report.

Respectfully submitted,

D.A. DAVIDSON & CO. FIXED INCOME CAPITAL MARKETS

A handwritten signature in black ink, appearing to read "Laci Knowles", written in a cursive style.

Laci Knowles

Managing Director, Public Finance

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
 El Paso County, Colorado

GENERAL OBLIGATION BONDS, SERIES 2021A
SUBORDINATE BONDS, SERIES 2021B
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
SUBORDINATE BONDS, SERIES 2028B

SERVICE PLAN

Bond Assumptions	Series 2021A	Series 2021B	Series 2028A	Series 2028B	Total
Closing Date	12/1/2021	12/1/2021	12/1/2028	12/1/2028	
First Call Date	12/1/2026	12/1/2026	12/1/2033	12/1/2026	
Final Maturity	12/1/2051	12/15/2051	12/1/2058	12/15/2051	
Sources of Funds					
Par Amount	24,480,000	2,310,000	30,490,000	2,757,000	60,037,000
Funds on Hand	0	0	4,452,475	0	4,452,475
Total	24,480,000	2,310,000	34,942,475	2,757,000	64,489,475
Uses of Funds					
Project Fund	\$19,104,925	\$2,240,700	\$6,224,780	\$2,674,290	\$30,244,695
Refunding Escrow	0	0	28,365,245	0	28,365,245
Debt Service Reserve	2,034,475	0	0	0	2,034,475
Capitalized Interest	2,601,000	0	0	0	2,601,000
Costs of Issuance	739,600	69,300	352,450	82,710	1,244,060
Total	24,480,000	2,310,000	34,942,475	2,757,000	64,489,475
Bond Features					
Projected Coverage	120x	100x	120x	100x	
Tax Status	Tax-Exempt	Tax-Exempt	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Non-Rated	Investment Grade	Investment Grade	
Average Coupon	4.250%	7.500%	4.000%	6.500%	
Annual Trustee Fee	\$4,000	\$3,000	\$4,000	\$3,000	
Biennial Reassessment					
Residential	6.00%	6.00%	6.00%	6.00%	
Taxing Authority Assumptions					
Metropolitan District Revenue					
Residential Assessment Ratio					
<i>Current Assumption</i>	7.15%				
Debt Service Mills					
<i>Target Mill Levy</i>	50.000				
Specific Ownership Taxes	6.00%				
County Treasurer Fee	1.50%				
Facility Fees					
<i>SFD</i>	\$2,500 / unit				
Operations					
Operations Mill Levy	10.000				
Total Mill Levy	60.000				

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Development Summary



		Residential							
		Filing 1 - 50' lots (40' product)	Filing 1 - 60' lots (60' product)	Filing 2 - 35' alley-loaded lots	Filing 2 - 45' lots (35' product)	Filing 2 - 50' lots (40' product)	Filing 2 - 60' lots (50' product)	Filing 3 - 40' lots (30' product)	Filing 3 - 45' lots (35' product)
		\$410,000	\$425,000	\$380,000	\$400,000	\$410,000	\$425,000	\$385,000	\$395,000
2020	-	-	-	-	-	-	-	-	-
2021	34	14	-	-	-	-	-	-	-
2022	47	19	16	16	3	-	-	-	-
2023	48	19	23	35	-	5	32	48	25
2024	-	-	-	-	-	-	18	48	19
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
Total Units	129	52	39	51	3	5	98	92	
Total Statutory Actual Value	\$52,890,000	\$22,100,000	\$14,820,000	\$20,400,000	\$1,230,000	\$2,125,000	\$37,730,000	\$36,340,000	



WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Development Summary

Statutory Actual Value (2021)	Residential										Total Residential	
	Filing 3 - 50' lots (40' product)	Filing 4 - 35' lot (25' product)	Filing 4 - 40' lots (30' product)	Filing 4 - 45' lots (35' product)	Filing 5 - 40' lots (30' product)	Filing 5 - 45' lots (35' product)	Filing 6 - 35' lot (25' product)	Filing 6 - 40' lot (30' product)	Filing 6 - 45' lot (35' product)			
	\$410,000	\$375,000	\$385,000	\$395,000	\$385,000	\$395,000	\$375,000	\$385,000	\$395,000	\$385,000	\$395,000	
2020	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	48
2022	-	-	-	-	-	-	-	-	-	-	-	101
2023	7	-	-	-	-	-	-	15	-	-	-	253
2024	-	-	-	-	-	-	42	-	-	-	-	241
2025	-	24	-	40	40	-	65	-	-	-	-	177
2026	-	30	8	23	21	-	-	-	-	-	-	41
2027	-	-	-	3	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-	-
Total Units	7	54	44	39	61	63	107	15	2	861		
Total Statutory Actual Value	\$2,870,000	\$20,250,000	\$16,940,000	\$15,405,000	\$23,485,000	\$24,885,000	\$40,125,000	\$5,775,000	\$790,000	\$338,160,000		

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Assessed Value Calculation

	Vacant Land		Residential			Total
	Cumulative Statutory Actual Value ¹	Assessed Value in Collection Year (2-year lag) 28.00%	Total Residential Units	Biennial Reassessment 6.00%	Cumulative Statutory Actual Value	
2019	0	0	0	0	0	0
2020	1,989,000	0	0	0	0	0
2021	4,105,500	576,810	48	1,193,400	19,890,000	576,810
2022	10,000,000	1,190,585	101	1,193,400	62,959,500	2,612,730
2023	9,301,500	2,900,000	253	10,019,970	166,999,500	7,401,604
2024	6,868,500	2,697,435	241	10,019,970	275,727,732	14,637,899
2025	1,551,500	1,991,865	177	21,004,475	350,074,585	21,706,398
2026	0	449,935	41	23,292,532	388,208,874	25,480,268
2027	0	0	0	24,690,084	411,501,406	27,756,934
2028	0	0	0	26,171,489	436,191,491	29,422,351
2029	0	0	0	27,741,779	462,362,980	31,187,692
2030	0	0	0	29,406,286	490,104,759	33,058,953
2031	0	0	0	31,170,663	519,511,044	35,042,490
2032	0	0	0	33,040,902	550,681,707	37,145,040
2033	0	0	0	35,023,357	583,722,609	39,373,742
2034	0	0	0	37,124,758	618,745,966	41,736,167
2035	0	0	0	39,352,243	655,870,724	44,240,337
2036	0	0	0	41,713,378	695,222,967	46,894,757
2037	0	0	0	44,216,181	736,936,345	49,708,442
2038	0	0	0	46,869,152	781,152,526	52,690,949
2039	0	0	0	49,681,301	828,021,678	55,852,406
2040	0	0	0	52,662,179	877,702,978	59,203,550
2041	0	0	0	55,821,909	930,365,157	62,755,763
2042	0	0	0	630,365,157	986,187,067	66,521,109
2043	0	0	0	630,365,157	986,187,067	66,521,109
2044	0	0	0	630,365,157	986,187,067	66,521,109
2045	0	0	0	630,365,157	986,187,067	66,521,109
2046	0	0	0	630,365,157	986,187,067	66,521,109
2047	0	0	0	630,365,157	986,187,067	66,521,109
2048	0	0	0	630,365,157	986,187,067	66,521,109
2049	0	0	0	630,365,157	986,187,067	66,521,109
2050	0	0	0	630,365,157	986,187,067	66,521,109
2051	0	0	0	630,365,157	986,187,067	66,521,109
2052	0	0	0	630,365,157	986,187,067	66,521,109
2053	0	0	0	630,365,157	986,187,067	66,521,109
2054	0	0	0	630,365,157	986,187,067	66,521,109
2055	0	0	0	630,365,157	986,187,067	66,521,109
2056	0	0	0	630,365,157	986,187,067	66,521,109
2057	0	0	0	630,365,157	986,187,067	66,521,109
2058	0	0	0	630,365,157	986,187,067	66,521,109
Total			861	630,196,038		

1. Vacant land value calculated in year prior to construction as 10% of built-out market value

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Revenue Calculation

	District Mill Levy Revenue				SFD Facility Fees \$2,500 / unit	Expenses		Total Revenue Available for Debt Service
	Assessed Value in Collection Year (2-year lag)	Debt Mill Levy 50,000 Cap 50,000 Target	Debt Mill Levy Collections	Specific Ownership Taxes 6.00%		County Treasurer Fee 1.50%	Annual Trustee Fee \$7,000	
2019	0	0.000	0	0	120,000	0	(7,000)	113,000
2020	576,810	50,000	28,841	1,730	252,500	(459)	(7,000)	275,612
2021	2,612,730	50,000	130,637	7,838	632,500	(2,077)	(7,000)	761,898
2022	7,401,604	50,000	370,080	22,205	602,500	(5,884)	(7,000)	981,901
2023	14,637,899	50,000	731,895	43,914	442,500	(11,637)	(7,000)	1,199,672
2024	21,706,398	50,000	1,085,320	65,119	102,500	(17,257)	(7,000)	1,228,682
2025	25,480,268	50,000	1,274,013	76,441	0	(20,257)	(7,000)	1,323,197
2026	27,756,934	50,000	1,387,847	83,271	0	(22,067)	(7,000)	1,442,051
2027	29,422,351	50,000	1,471,118	88,267	0	(23,391)	(7,000)	1,528,994
2028	29,422,351	50,000	1,471,118	88,267	0	(23,391)	(7,000)	1,528,994
2029	29,422,351	50,000	1,471,118	88,267	0	(23,391)	(7,000)	1,528,994
2030	29,422,351	50,000	1,471,118	88,267	0	(23,391)	(7,000)	1,528,994
2031	29,422,351	50,000	1,471,118	88,267	0	(23,391)	(7,000)	1,528,994
2032	31,187,692	50,000	1,559,385	93,563	0	(24,794)	(7,000)	1,621,153
2033	31,187,692	50,000	1,559,385	93,563	0	(24,794)	(7,000)	1,621,153
2034	33,058,953	50,000	1,652,948	99,177	0	(26,282)	(7,000)	1,718,843
2035	33,058,953	50,000	1,652,948	99,177	0	(26,282)	(7,000)	1,718,843
2036	35,042,490	50,000	1,752,125	105,127	0	(27,859)	(7,000)	1,822,393
2037	35,042,490	50,000	1,752,125	105,127	0	(27,859)	(7,000)	1,822,393
2038	37,145,040	50,000	1,857,252	111,435	0	(29,530)	(7,000)	1,932,157
2039	37,145,040	50,000	1,857,252	111,435	0	(29,530)	(7,000)	1,932,157
2040	39,373,742	50,000	1,968,687	118,121	0	(31,302)	(7,000)	2,048,506
2041	39,373,742	50,000	1,968,687	118,121	0	(31,302)	(7,000)	2,048,506
2042	41,736,167	50,000	2,086,808	125,208	0	(33,180)	(7,000)	2,171,837
2043	41,736,167	50,000	2,086,808	125,208	0	(33,180)	(7,000)	2,171,837
2044	44,240,337	50,000	2,212,017	132,721	0	(35,171)	(7,000)	2,302,567
2045	44,240,337	50,000	2,212,017	132,721	0	(35,171)	(7,000)	2,302,567
2046	46,894,757	50,000	2,344,738	140,684	0	(37,281)	(7,000)	2,441,141
2047	46,894,757	50,000	2,344,738	140,684	0	(37,281)	(7,000)	2,441,141
2048	49,708,442	50,000	2,485,422	149,125	0	(39,516)	(7,000)	2,588,029
2049	49,708,442	50,000	2,485,422	149,125	0	(39,516)	(7,000)	2,588,029
2050	52,690,949	50,000	2,634,547	158,073	0	(41,889)	(7,000)	2,743,731
2051	52,690,949	50,000	2,634,547	158,073	0	(41,889)	(7,000)	2,743,731
2052	55,852,406	50,000	2,792,620	167,557	0	(44,403)	(7,000)	2,908,775
2053	55,852,406	50,000	2,792,620	167,557	0	(44,403)	(7,000)	2,908,775
2054	59,203,550	50,000	2,960,177	177,611	0	(47,067)	(7,000)	3,083,721
2055	59,203,550	50,000	2,960,177	177,611	0	(47,067)	(7,000)	3,083,721
2056	62,755,763	50,000	3,137,788	188,267	0	(49,891)	(7,000)	3,269,165
2057	62,755,763	50,000	3,137,788	188,267	0	(49,891)	(7,000)	3,269,165
2058	66,521,109	50,000	3,326,055	199,563	0	(52,884)	(7,000)	3,465,734
Total			71,553,798	4,293,228	2,152,500	(1,137,705)	(266,000)	76,595,820

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Senior Debt Service

	Net Debt Service		Total	Funds on Hand as a Source	Senior Surplus Fund		Ratio Analysis	
	Series 2021A	Series 2028A			Annual Surplus	Cumulative Balance \$3,049,000 Max	Released Revenue	Senior Debt to Assessed Value
	Dated: 12/1/21 Par: \$24,480,000 Proj: \$19,104,925 Esc: \$28,385,245							
	Revenue Available for Debt Service							
2019	113,000	0	113,000		113,000	0	n/a	n/a
2020	275,612	0	275,612		388,612	0	0%	n/a
2021	761,898	0	761,898		1,150,510	0	937%	n/a
2022	981,901	520,200	1,502,101		1,612,211	0	331%	189%
2023	1,199,672	1,040,400	2,240,072		1,771,482	0	167%	115%
2024	1,228,682	1,040,400	2,269,082		1,959,765	0	113%	118%
2025	1,323,197	1,100,400	2,423,597		2,182,562	0	96%	120%
2026	1,442,051	1,197,850	2,639,901	\$2,418,000	8,763	0	88%	120%
2027	1,442,051	0	1,442,051		231,214	0	197%	118%
2028	1,528,994	1,219,600	2,748,594		222,451	0	104%	120%
2029	1,528,994	1,269,600	2,798,594		259,394	0	104%	120%
2030	1,621,153	1,267,600	2,888,753		261,394	0	103%	121%
2031	1,621,153	1,345,600	2,966,753		275,553	0	97%	120%
2032	1,718,843	1,345,400	3,064,243		275,753	0	97%	120%
2033	1,718,843	1,430,000	3,148,843		1,592,151	0	91%	120%
2034	1,822,393	1,426,000	3,248,393		288,843	0	90%	121%
2035	1,822,393	1,516,800	3,339,193		1,884,993	0	85%	120%
2036	1,822,393	1,513,600	3,336,000		305,593	0	84%	120%
2037	1,932,157	1,605,000	3,537,157		308,793	0	78%	120%
2038	1,932,157	1,607,200	3,539,357		327,157	0	77%	120%
2039	2,048,506	1,607,200	3,655,706		324,957	102,493	71%	120%
2040	2,048,506	1,703,600	3,752,106		344,906	344,906	70%	120%
2041	2,171,837	1,700,400	3,872,237		348,106	348,106	70%	120%
2042	2,171,837	1,806,400	3,978,237		365,437	365,437	64%	120%
2043	2,302,567	1,807,200	4,109,767		364,637	364,637	63%	120%
2044	2,302,567	1,911,800	4,214,367		390,767	390,767	57%	120%
2045	2,441,141	1,916,000	4,357,141		386,567	386,567	55%	120%
2046	2,441,141	2,028,600	4,469,741		412,541	412,541	50%	120%
2047	2,588,029	2,030,200	4,618,229		410,941	410,941	48%	120%
2048	2,588,029	2,150,000	4,738,029		438,029	438,029	43%	120%
2049	2,743,731	2,153,200	4,896,931		434,829	434,829	40%	120%
2050	2,743,731	2,279,200	5,022,931		464,531	464,531	36%	120%
2051	2,908,775	2,283,000	5,191,775		460,731	460,731	33%	120%
2052	2,908,775	2,419,200	5,327,975		489,575	489,575	28%	120%
2053	3,083,721	2,417,400	5,501,121		491,375	491,375	25%	120%
2054	3,083,721	2,562,800	5,646,521		520,921	520,921	20%	120%
2055	3,269,165	2,564,400	5,833,565		519,321	519,321	17%	120%
2056	3,269,165	2,717,600	5,986,765		551,565	551,565	12%	120%
2057	3,465,734	2,721,200	6,186,934		547,965	547,965	8%	120%
2058	3,465,734	2,880,800	6,346,534		584,934	0	4%	120%
Total	76,595,820	4,899,250	81,495,070	2,418,000	11,679,170	11,679,170		

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Subordinate Debt Service

	Revenue		Payments				Net Debt Service		Surplus Released Revenue
	Revenue Available for Subordinate Debt Service	Refunding Proceeds	Interest Payments 7.500%	Accrued Interest Balance	Principal Payments	Principal Balance	Call Premium	Series 2021B Dated: 12/1/21 Par: \$2,310,000 Proj: \$2,240,700	
2019									
2020									
2021	0		0	6,738	0	2,310,000		0	0
2022	0		0	180,493	0	2,310,000		0	0
2023	0		0	367,280	0	2,310,000		0	0
2024	0		0	568,076	0	2,310,000		0	0
2025	0		0	783,931	0	2,310,000		0	0
2026	0		0	1,015,976	0	2,310,000		0	0
2027	0		0	1,265,425	0	2,310,000		0	0
2028	0	3,862,645	1,533,581	0	2,310,000	0	23,100	3,866,681	0
2029	0								
2030	0								
2031	0								
2032	0								
2033	0								
2034	0								
2035	0								
2036	0								
2037	0								
2038	0								
2039	102,493								
2040	344,906								
2041	348,106								
2042	365,437								
2043	364,637								
2044	390,767								
2045	386,567								
2046	412,541								
2047	410,941								
2048	438,029								
2049	434,829								
2050	464,531								
2051	460,731								
2052	489,575								
2053	491,375								
2054	520,921								
2055	519,321								
2056	551,565								
2057	547,965								
2058	3,633,934								
Total	11,679,170	3,862,645	1,533,581		2,310,000		23,100	3,866,681	0

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Subordinate Debt Service

	Revenue		Payments				Net Debt Service		Surplus
	Revenue Available for Subordinate Debt Service	Interest Payments 6.500%	Accrued Interest Balance	Principal Payments	Principal Balance	Series 2028B			
						Dated: 12/1/28	Par: \$2,757,000	Proj: \$2,674,290	
2019	0	0	0	0	2,757,000	0	0	0	
2020	0	0	6,969	0	2,757,000	0	0	0	
2021	0	0	186,627	0	2,757,000	0	0	0	
2022	0	0	377,963	0	2,757,000	0	0	0	
2023	0	0	581,735	0	2,757,000	0	0	0	
2024	0	0	798,753	0	2,757,000	0	0	0	
2025	0	0	1,029,877	0	2,757,000	0	0	0	
2026	0	0	1,276,024	0	2,757,000	0	0	0	
2027	0	0	1,538,171	0	2,757,000	0	0	0	
2028	0	0	1,817,357	0	2,757,000	0	0	0	
2029	0	0	2,114,690	0	2,757,000	0	0	0	
2030	0	0	2,431,350	0	2,757,000	0	0	0	
2031	0	0	2,666,099	0	2,757,000	0	0	0	
2032	102,493	102,493	2,673,694	0	2,757,000	102,493	102,493	0	
2033	344,906	344,906	2,678,583	0	2,757,000	344,906	344,906	0	
2034	348,106	348,106	2,666,460	0	2,757,000	348,106	348,106	0	
2035	365,437	365,437	2,654,348	0	2,757,000	365,437	365,437	0	
2036	364,637	364,637	2,615,319	0	2,757,000	364,637	364,637	0	
2037	390,767	390,767	2,577,953	0	2,757,000	390,767	390,767	0	
2038	386,567	386,567	2,512,184	0	2,757,000	386,567	386,567	0	
2039	412,541	412,541	2,443,740	0	2,757,000	412,541	412,541	0	
2040	410,941	410,941	2,343,759	0	2,757,000	410,941	410,941	0	
2041	438,029	438,029	2,240,479	0	2,757,000	438,029	438,029	0	
2042	434,829	434,829	2,100,784	0	2,757,000	434,829	434,829	0	
2043	464,531	464,531	1,955,809	0	2,757,000	464,531	464,531	0	
2044	460,731	460,731	1,772,567	0	2,757,000	460,731	460,731	0	
2045	489,575	489,575	1,575,614	0	2,757,000	489,575	489,575	0	
2046	491,375	491,375	1,336,313	0	2,757,000	491,375	491,375	0	
2047	520,921	520,921	1,083,057	0	2,757,000	520,921	520,921	0	
2048	519,321	519,321	781,096	0	2,757,000	519,321	519,321	0	
2049	551,565	551,565	463,108	0	2,757,000	551,565	551,565	0	
2050	547,965	547,965	0	2,757,000	2,757,000	547,965	547,965	0	
2051	3,633,934	672,415	0	2,757,000	0	3,429,415	3,429,415	204,520	
Total	11,679,170	8,717,651	2,757,000	2,757,000	11,474,651	11,474,651	11,474,651	204,520	

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Operations Projection

	Total		Operations Revenue						Total	Total Mills
	Assessed Value in Collection Year (2-year lag)	Operations Mill Levy 10,000 Target	Special Purpose Mill Levy 5,000 Target	Ops Mill Levy Collections 100%	Specific Ownership Taxes 6%	County Treasurer Fee 1.50%	Revenue Available for Operations			
2019										
2020										
2021										
2022	576,810	10,000	5,000	8,652	519	(138)	9,034	60,000		
2023	2,612,730	10,000	5,000	39,191	2,351	(623)	40,919	60,000		
2024	7,401,604	10,000	5,000	111,024	6,661	(1,765)	115,920	60,000		
2025	14,637,899	10,000	5,000	219,568	13,174	(3,491)	229,251	60,000		
2026	21,706,398	10,000	5,000	325,596	19,536	(5,177)	339,955	60,000		
2027	25,480,268	10,000	5,000	382,204	22,932	(6,077)	399,059	60,000		
2028	27,756,934	10,000	5,000	416,354	24,981	(6,620)	434,715	60,000		
2029	27,756,934	10,000	5,000	416,354	24,981	(6,620)	434,715	60,000		
2030	29,422,351	10,000	5,000	441,335	26,480	(7,017)	460,798	60,000		
2031	29,422,351	10,000	5,000	441,335	26,480	(7,017)	460,798	60,000		
2032	31,187,692	10,000	5,000	467,815	28,069	(7,438)	488,446	60,000		
2033	31,187,692	10,000	5,000	467,815	28,069	(7,438)	488,446	60,000		
2034	33,058,953	10,000	5,000	495,884	29,753	(7,885)	517,753	60,000		
2035	33,058,953	10,000	5,000	495,884	29,753	(7,885)	517,753	60,000		
2036	35,042,490	10,000	5,000	525,637	31,538	(8,358)	548,818	60,000		
2037	35,042,490	10,000	5,000	525,637	31,538	(8,358)	548,818	60,000		
2038	37,145,040	10,000	5,000	557,176	33,431	(8,859)	581,747	60,000		
2039	37,145,040	10,000	5,000	557,176	33,431	(8,859)	581,747	60,000		
2040	39,373,742	10,000	5,000	590,606	35,436	(9,391)	616,652	60,000		
2041	39,373,742	10,000	5,000	590,606	35,436	(9,391)	616,652	60,000		
2042	41,736,167	10,000	5,000	626,042	37,563	(9,954)	653,651	60,000		
2043	41,736,167	10,000	5,000	626,042	37,563	(9,954)	653,651	60,000		
2044	44,240,337	10,000	5,000	663,605	39,816	(10,551)	692,870	60,000		
2045	44,240,337	10,000	5,000	663,605	39,816	(10,551)	692,870	60,000		
2046	46,894,757	10,000	5,000	703,421	42,205	(11,184)	734,442	60,000		
2047	46,894,757	10,000	5,000	703,421	42,205	(11,184)	734,442	60,000		
2048	49,708,442	10,000	5,000	745,627	44,738	(11,855)	778,509	60,000		
2049	49,708,442	10,000	5,000	745,627	44,738	(11,855)	778,509	60,000		
2050	52,690,949	10,000	5,000	790,364	47,422	(12,567)	825,219	60,000		
2051	52,690,949	10,000	5,000	790,364	47,422	(12,567)	825,219	60,000		
2052	55,852,406	10,000	5,000	837,786	50,267	(13,321)	874,732	60,000		
2053	55,852,406	10,000	5,000	837,786	50,267	(13,321)	874,732	60,000		
2054	59,203,550	10,000	5,000	888,053	53,283	(14,120)	927,216	60,000		
2055	59,203,550	10,000	5,000	888,053	53,283	(14,120)	927,216	60,000		
2056	62,755,763	10,000	5,000	941,336	56,480	(14,967)	982,849	60,000		
2057	62,755,763	10,000	5,000	941,336	56,480	(14,967)	982,849	60,000		
2058	66,521,109	10,000	5,000	997,817	59,869	(15,865)	1,041,820	60,000		
Total				21,466,139	1,287,968	(341,312)	22,412,796			

SOURCES AND USES OF FUNDS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
Combined Results**

**GENERAL OBLIGATION BONDS, SERIES 2021A
SUBORDINATE BONDS, SERIES 2021B**

[Preliminary -- for discussion only]

Dated Date 12/01/2021
Delivery Date 12/01/2021

Sources:	SERIES 2021A	SERIES 2021B	Total
Bond Proceeds:			
Par Amount	24,480,000.00	2,310,000.00	26,790,000.00
	24,480,000.00	2,310,000.00	26,790,000.00
Uses:	SERIES 2021A	SERIES 2021B	Total
Project Fund Deposits:			
Project Fund	19,104,925.00	2,240,700.00	21,345,625.00
Other Fund Deposits:			
Capitalized Interest Fund	2,601,000.00		2,601,000.00
Debt Service Reserve Fund	2,034,475.00		2,034,475.00
	4,635,475.00		4,635,475.00
Cost of Issuance:			
Other Cost of Issuance	250,000.00		250,000.00
Underwriter's Discount:			
Other Underwriter's Discount	489,600.00	69,300.00	558,900.00
	24,480,000.00	2,310,000.00	26,790,000.00

SOURCES AND USES OF FUNDS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
GENERAL OBLIGATION BONDS, SERIES 2021A
50.000 (target) Mills
Non-Rated, 120x, 2051 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Dated Date 12/01/2021
Delivery Date 12/01/2021

Sources:

Bond Proceeds:	
Par Amount	24,480,000.00
	24,480,000.00

Uses:

Project Fund Deposits:	
Project Fund	19,104,925.00
Other Fund Deposits:	
Capitalized Interest Fund	2,601,000.00
Debt Service Reserve Fund	2,034,475.00
	4,635,475.00
Cost of Issuance:	
Other Cost of Issuance	250,000.00
Underwriter's Discount:	
Other Underwriter's Discount	489,600.00
	24,480,000.00

BOND SUMMARY STATISTICS
WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
GENERAL OBLIGATION BONDS, SERIES 2021A
50.000 (target) Mills
Non-Rated, 120x, 2051 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2021
Delivery Date	12/01/2021
First Coupon	06/01/2022
Last Maturity	12/01/2051
Arbitrage Yield	4.250000%
True Interest Cost (TIC)	4.390520%
Net Interest Cost (NIC)	4.250000%
All-In TIC	4.463835%
Average Coupon	4.250000%
Average Life (years)	23.402
Weighted Average Maturity (years)	23.402
Duration of Issue (years)	14.633
Par Amount	24,480,000.00
Bond Proceeds	24,480,000.00
Total Interest	24,347,400.00
Net Interest	24,837,000.00
Bond Years from Dated Date	572,880,000.00
Bond Years from Delivery Date	572,880,000.00
Total Debt Service	48,827,400.00
Maximum Annual Debt Service	4,315,950.00
Average Annual Debt Service	1,627,580.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2051	24,480,000.00	100.000	4.250%	23.402	04/26/2045	41,371.20
	24,480,000.00			23.402		41,371.20

	TIC	All-In TIC	Arbitrage Yield
Par Value	24,480,000.00	24,480,000.00	24,480,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-489,600.00	-489,600.00	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts			
Target Value	23,990,400.00	23,740,400.00	24,480,000.00
Target Date	12/01/2021	12/01/2021	12/01/2021
Yield	4.390520%	4.463835%	4.250000%

BOND DEBT SERVICE

WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
GENERAL OBLIGATION BONDS, SERIES 2021A
50.000 (target) Mills
Non-Rated, 120x, 2051 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2022			520,200.00	520,200.00	
12/01/2022			520,200.00	520,200.00	1,040,400.00
06/01/2023			520,200.00	520,200.00	
12/01/2023			520,200.00	520,200.00	1,040,400.00
06/01/2024			520,200.00	520,200.00	
12/01/2024			520,200.00	520,200.00	1,040,400.00
06/01/2025			520,200.00	520,200.00	
12/01/2025			520,200.00	520,200.00	1,040,400.00
06/01/2026			520,200.00	520,200.00	
12/01/2026			520,200.00	520,200.00	1,040,400.00
06/01/2027			520,200.00	520,200.00	
12/01/2027	60,000	4.250%	520,200.00	580,200.00	1,100,400.00
06/01/2028			518,925.00	518,925.00	
12/01/2028	160,000	4.250%	518,925.00	678,925.00	1,197,850.00
06/01/2029			515,525.00	515,525.00	
12/01/2029	165,000	4.250%	515,525.00	680,525.00	1,196,050.00
06/01/2030			512,018.75	512,018.75	
12/01/2030	245,000	4.250%	512,018.75	757,018.75	1,269,037.50
06/01/2031			506,812.50	506,812.50	
12/01/2031	255,000	4.250%	506,812.50	761,812.50	1,268,625.00
06/01/2032			501,393.75	501,393.75	
12/01/2032	345,000	4.250%	501,393.75	846,393.75	1,347,787.50
06/01/2033			494,062.50	494,062.50	
12/01/2033	360,000	4.250%	494,062.50	854,062.50	1,348,125.00
06/01/2034			486,412.50	486,412.50	
12/01/2034	455,000	4.250%	486,412.50	941,412.50	1,427,825.00
06/01/2035			476,743.75	476,743.75	
12/01/2035	475,000	4.250%	476,743.75	951,743.75	1,428,487.50
06/01/2036			466,650.00	466,650.00	
12/01/2036	580,000	4.250%	466,650.00	1,046,650.00	1,513,300.00
06/01/2037			454,325.00	454,325.00	
12/01/2037	605,000	4.250%	454,325.00	1,059,325.00	1,513,650.00
06/01/2038			441,468.75	441,468.75	
12/01/2038	725,000	4.250%	441,468.75	1,166,468.75	1,607,937.50
06/01/2039			426,062.50	426,062.50	
12/01/2039	755,000	4.250%	426,062.50	1,181,062.50	1,607,125.00
06/01/2040			410,018.75	410,018.75	
12/01/2040	880,000	4.250%	410,018.75	1,290,018.75	1,700,037.50
06/01/2041			391,318.75	391,318.75	
12/01/2041	920,000	4.250%	391,318.75	1,311,318.75	1,702,637.50
06/01/2042			371,768.75	371,768.75	
12/01/2042	1,060,000	4.250%	371,768.75	1,431,768.75	1,803,537.50
06/01/2043			349,243.75	349,243.75	
12/01/2043	1,105,000	4.250%	349,243.75	1,454,243.75	1,803,487.50
06/01/2044			325,762.50	325,762.50	
12/01/2044	1,265,000	4.250%	325,762.50	1,590,762.50	1,916,525.00
06/01/2045			298,881.25	298,881.25	
12/01/2045	1,315,000	4.250%	298,881.25	1,613,881.25	1,912,762.50
06/01/2046			270,937.50	270,937.50	
12/01/2046	1,485,000	4.250%	270,937.50	1,755,937.50	2,026,875.00
06/01/2047			239,381.25	239,381.25	
12/01/2047	1,550,000	4.250%	239,381.25	1,789,381.25	2,028,762.50
06/01/2048			206,443.75	206,443.75	
12/01/2048	1,740,000	4.250%	206,443.75	1,946,443.75	2,152,887.50
06/01/2049			169,468.75	169,468.75	
12/01/2049	1,815,000	4.250%	169,468.75	1,984,468.75	2,153,937.50
06/01/2050			130,900.00	130,900.00	
12/01/2050	2,020,000	4.250%	130,900.00	2,150,900.00	2,281,800.00
06/01/2051			87,975.00	87,975.00	
12/01/2051	4,140,000	4.250%	87,975.00	4,227,975.00	4,315,950.00
	24,480,000		24,347,400.00	48,827,400.00	48,827,400.00

NET DEBT SERVICE

WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
GENERAL OBLIGATION BONDS, SERIES 2021A
50.000 (target) Mills
Non-Rated, 120x, 2051 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2022		1,040,400.00	1,040,400.00		1,040,400	
12/01/2023		1,040,400.00	1,040,400.00		1,040,400	
12/01/2024		1,040,400.00	1,040,400.00		520,200	520,200.00
12/01/2025		1,040,400.00	1,040,400.00			1,040,400.00
12/01/2026		1,040,400.00	1,040,400.00			1,040,400.00
12/01/2027	60,000	1,040,400.00	1,100,400.00			1,100,400.00
12/01/2028	160,000	1,037,850.00	1,197,850.00			1,197,850.00
12/01/2029	165,000	1,031,050.00	1,196,050.00			1,196,050.00
12/01/2030	245,000	1,024,037.50	1,269,037.50			1,269,037.50
12/01/2031	255,000	1,013,625.00	1,268,625.00			1,268,625.00
12/01/2032	345,000	1,002,787.50	1,347,787.50			1,347,787.50
12/01/2033	360,000	988,125.00	1,348,125.00			1,348,125.00
12/01/2034	455,000	972,825.00	1,427,825.00			1,427,825.00
12/01/2035	475,000	953,487.50	1,428,487.50			1,428,487.50
12/01/2036	580,000	933,300.00	1,513,300.00			1,513,300.00
12/01/2037	605,000	908,650.00	1,513,650.00			1,513,650.00
12/01/2038	725,000	882,937.50	1,607,937.50			1,607,937.50
12/01/2039	755,000	852,125.00	1,607,125.00			1,607,125.00
12/01/2040	880,000	820,037.50	1,700,037.50			1,700,037.50
12/01/2041	920,000	782,637.50	1,702,637.50			1,702,637.50
12/01/2042	1,060,000	743,537.50	1,803,537.50			1,803,537.50
12/01/2043	1,105,000	698,487.50	1,803,487.50			1,803,487.50
12/01/2044	1,265,000	651,525.00	1,916,525.00			1,916,525.00
12/01/2045	1,315,000	597,762.50	1,912,762.50			1,912,762.50
12/01/2046	1,485,000	541,875.00	2,026,875.00			2,026,875.00
12/01/2047	1,550,000	478,762.50	2,028,762.50			2,028,762.50
12/01/2048	1,740,000	412,887.50	2,152,887.50			2,152,887.50
12/01/2049	1,815,000	338,937.50	2,153,937.50			2,153,937.50
12/01/2050	2,020,000	261,800.00	2,281,800.00			2,281,800.00
12/01/2051	4,140,000	175,950.00	4,315,950.00	2,034,475		2,281,475.00
	24,480,000	24,347,400.00	48,827,400.00	2,034,475	2,601,000	44,191,925.00

BOND SOLUTION

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
GENERAL OBLIGATION BONDS, SERIES 2021A
50.000 (target) Mills
Non-Rated, 120x, 2051 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2022		1,040,400	-1,040,400		16,112	16,112	
12/01/2023		1,040,400	-1,040,400		129,398	129,398	
12/01/2024		1,040,400	-520,200	520,200	379,401	-140,799	72.93363%
12/01/2025		1,040,400		1,040,400	757,172	-283,228	72.77696%
12/01/2026		1,040,400		1,040,400	1,126,183	85,783	108.24515%
12/01/2027	60,000	1,100,400		1,100,400	1,322,599	222,199	120.19260%
12/01/2028	160,000	1,197,850		1,197,850	1,440,423	242,573	120.25069%
12/01/2029	165,000	1,196,050		1,196,050	1,440,423	244,373	120.43166%
12/01/2030	245,000	1,269,038		1,269,038	1,527,268	258,231	120.34855%
12/01/2031	255,000	1,268,625		1,268,625	1,527,268	258,643	120.38769%
12/01/2032	345,000	1,347,788		1,347,788	1,619,324	271,537	120.14686%
12/01/2033	360,000	1,348,125		1,348,125	1,619,324	271,199	120.11678%
12/01/2034	455,000	1,427,825		1,427,825	1,716,904	289,079	120.24610%
12/01/2035	475,000	1,428,488		1,428,488	1,716,904	288,416	120.19033%
12/01/2036	580,000	1,513,300		1,513,300	1,820,338	307,038	120.28931%
12/01/2037	605,000	1,513,650		1,513,650	1,820,338	306,688	120.26149%
12/01/2038	725,000	1,607,938		1,607,938	1,929,978	322,041	120.02820%
12/01/2039	755,000	1,607,125		1,607,125	1,929,978	322,853	120.08888%
12/01/2040	880,000	1,700,038		1,700,038	2,046,197	346,160	120.36188%
12/01/2041	920,000	1,702,638		1,702,638	2,046,197	343,560	120.17808%
12/01/2042	1,060,000	1,803,538		1,803,538	2,169,389	365,851	120.28521%
12/01/2043	1,105,000	1,803,488		1,803,488	2,169,389	365,901	120.28855%
12/01/2044	1,265,000	1,916,525		1,916,525	2,299,972	383,447	120.00742%
12/01/2045	1,315,000	1,912,763		1,912,763	2,299,972	387,210	120.24348%
12/01/2046	1,485,000	2,026,875		2,026,875	2,438,391	411,516	120.30296%
12/01/2047	1,550,000	2,028,763		2,028,763	2,438,391	409,628	120.19103%
12/01/2048	1,740,000	2,152,888		2,152,888	2,585,114	432,226	120.07659%
12/01/2049	1,815,000	2,153,938		2,153,938	2,585,114	431,176	120.01806%
12/01/2050	2,020,000	2,281,800		2,281,800	2,740,641	458,841	120.10872%
12/01/2051	4,140,000	4,315,950	-2,034,475	2,281,475	2,740,641	459,166	120.12583%
	24,480,000	48,827,400	-4,635,475	44,191,925	52,398,743	8,206,818	

SOURCES AND USES OF FUNDS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
SUBORDINATE BONDS, SERIES 2021B
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2051 (Stated) Maturity
[Preliminary -- for discussion only]**

Dated Date 12/01/2021
Delivery Date 12/01/2021

Sources:

Bond Proceeds:	
Par Amount	2,310,000.00
	2,310,000.00

Uses:

Project Fund Deposits:	
Project Fund	2,240,700.00
Underwriter's Discount:	
Other Underwriter's Discount	69,300.00
	2,310,000.00

BOND PRICING

WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
SUBORDINATE BONDS, SERIES 2021B
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2051 (Stated) Maturity
[Preliminary -- for discussion only]

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2051:	12/15/2051	2,310,000	7.500%	7.500%	100.000
		2,310,000			

Dated Date	12/01/2021		
Delivery Date	12/01/2021		
First Coupon	12/15/2021		
Par Amount	2,310,000.00		
Original Issue Discount			
Production	2,310,000.00	100.000000%	
Underwriter's Discount	-69,300.00	-3.000000%	
Purchase Price	2,240,700.00	97.000000%	
Accrued Interest			
Net Proceeds	2,240,700.00		

SOURCES AND USES OF FUNDS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
Combined Results**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
SUBORDINATE BONDS, SERIES 2028B**

[Preliminary -- for discussion only]

Dated Date 12/01/2028
Delivery Date 12/01/2028

Sources:	SERIES 2028A	SERIES 2028B	Total
Bond Proceeds:			
Par Amount	30,490,000.00	2,757,000.00	33,247,000.00
Other Sources of Funds:			
Funds on Hand*	2,418,000.00		2,418,000.00
Series 2021A - DSRF	2,034,475.00		2,034,475.00
	4,452,475.00		4,452,475.00
	34,942,475.00	2,757,000.00	37,699,475.00
Uses:	SERIES 2028A	SERIES 2028B	Total
Project Fund Deposits:			
Project Fund	6,224,780.00	2,674,290.00	8,899,070.00
Refunding Escrow Deposits:			
Cash Deposit	28,365,245.00		28,365,245.00
Cost of Issuance:			
Cost of Issuance	200,000.00		200,000.00
Underwriter's Discount:			
Underwriter's Discount	152,450.00		152,450.00
Other Underwriter's Discount		82,710.00	82,710.00
	152,450.00	82,710.00	235,160.00
	34,942,475.00	2,757,000.00	37,699,475.00

SOURCES AND USES OF FUNDS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Dated Date 12/01/2028
Delivery Date 12/01/2028

Sources:

Bond Proceeds:	
Par Amount	30,490,000.00
Other Sources of Funds:	
Funds on Hand*	2,418,000.00
Series 2021A - DSRF	2,034,475.00
	4,452,475.00
	34,942,475.00

Uses:

Project Fund Deposits:	
Project Fund	6,224,780.00
Refunding Escrow Deposits:	
Cash Deposit	28,365,245.00
Cost of Issuance:	
Cost of Issuance	200,000.00
Underwriter's Discount:	
Underwriter's Discount	152,450.00
	34,942,475.00

[*] Estimated balances (tbd).

BOND SUMMARY STATISTICS

WATERVIEW II METROPOLITAN DISTRICT El Paso County

GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2028
Delivery Date	12/01/2028
First Coupon	06/01/2029
Last Maturity	12/01/2058
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.035156%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.081653%
Average Coupon	4.000000%
Average Life (years)	22.228
Weighted Average Maturity (years)	22.228
Duration of Issue (years)	14.531
Par Amount	30,490,000.00
Bond Proceeds	30,490,000.00
Total Interest	27,109,400.00
Net Interest	27,261,850.00
Bond Years from Dated Date	677,735,000.00
Bond Years from Delivery Date	677,735,000.00
Total Debt Service	57,599,400.00
Maximum Annual Debt Service	2,880,800.00
Average Annual Debt Service	1,919,980.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2058	30,490,000.00	100.000	4.000%	22.228	02/22/2051	53,052.60
	30,490,000.00			22.228		53,052.60

	TIC	All-In TIC	Arbitrage Yield
Par Value	30,490,000.00	30,490,000.00	30,490,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-152,450.00	-152,450.00	
- Cost of Issuance Expense		-200,000.00	
- Other Amounts			
Target Value	30,337,550.00	30,137,550.00	30,490,000.00
Target Date	12/01/2028	12/01/2028	12/01/2028
Yield	4.035156%	4.081653%	4.000000%

NET DEBT SERVICE

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Period Ending	Principal	Interest	Total Debt Service	Net Debt Service
12/01/2029		1,219,600	1,219,600	1,219,600
12/01/2030	50,000	1,219,600	1,269,600	1,269,600
12/01/2031	50,000	1,217,600	1,267,600	1,267,600
12/01/2032	130,000	1,215,600	1,345,600	1,345,600
12/01/2033	135,000	1,210,400	1,345,400	1,345,400
12/01/2034	225,000	1,205,000	1,430,000	1,430,000
12/01/2035	230,000	1,196,000	1,426,000	1,426,000
12/01/2036	330,000	1,186,800	1,516,800	1,516,800
12/01/2037	340,000	1,173,600	1,513,600	1,513,600
12/01/2038	445,000	1,160,000	1,605,000	1,605,000
12/01/2039	465,000	1,142,200	1,607,200	1,607,200
12/01/2040	580,000	1,123,600	1,703,600	1,703,600
12/01/2041	600,000	1,100,400	1,700,400	1,700,400
12/01/2042	730,000	1,076,400	1,806,400	1,806,400
12/01/2043	760,000	1,047,200	1,807,200	1,807,200
12/01/2044	895,000	1,016,800	1,911,800	1,911,800
12/01/2045	935,000	981,000	1,916,000	1,916,000
12/01/2046	1,085,000	943,600	2,028,600	2,028,600
12/01/2047	1,130,000	900,200	2,030,200	2,030,200
12/01/2048	1,295,000	855,000	2,150,000	2,150,000
12/01/2049	1,350,000	803,200	2,153,200	2,153,200
12/01/2050	1,530,000	749,200	2,279,200	2,279,200
12/01/2051	1,595,000	688,000	2,283,000	2,283,000
12/01/2052	1,795,000	624,200	2,419,200	2,419,200
12/01/2053	1,865,000	552,400	2,417,400	2,417,400
12/01/2054	2,085,000	477,800	2,562,800	2,562,800
12/01/2055	2,170,000	394,400	2,564,400	2,564,400
12/01/2056	2,410,000	307,600	2,717,600	2,717,600
12/01/2057	2,510,000	211,200	2,721,200	2,721,200
12/01/2058	2,770,000	110,800	2,880,800	2,880,800
	30,490,000	27,109,400	57,599,400	57,599,400

SUMMARY OF BONDS REFUNDED

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
3/10/21: Ser 21A NR LF, 4.25%, 120x, 50.00mls, 6% Bire, SP, TERM51:					
	12/01/2029	4.250%	165,000.00	12/01/2028	101.000
	12/01/2030	4.250%	245,000.00	12/01/2028	101.000
	12/01/2031	4.250%	255,000.00	12/01/2028	101.000
	12/01/2032	4.250%	345,000.00	12/01/2028	101.000
	12/01/2033	4.250%	360,000.00	12/01/2028	101.000
	12/01/2034	4.250%	455,000.00	12/01/2028	101.000
	12/01/2035	4.250%	475,000.00	12/01/2028	101.000
	12/01/2036	4.250%	580,000.00	12/01/2028	101.000
	12/01/2037	4.250%	605,000.00	12/01/2028	101.000
	12/01/2038	4.250%	725,000.00	12/01/2028	101.000
	12/01/2039	4.250%	755,000.00	12/01/2028	101.000
	12/01/2040	4.250%	880,000.00	12/01/2028	101.000
	12/01/2041	4.250%	920,000.00	12/01/2028	101.000
	12/01/2042	4.250%	1,060,000.00	12/01/2028	101.000
	12/01/2043	4.250%	1,105,000.00	12/01/2028	101.000
	12/01/2044	4.250%	1,265,000.00	12/01/2028	101.000
	12/01/2045	4.250%	1,315,000.00	12/01/2028	101.000
	12/01/2046	4.250%	1,485,000.00	12/01/2028	101.000
	12/01/2047	4.250%	1,550,000.00	12/01/2028	101.000
	12/01/2048	4.250%	1,740,000.00	12/01/2028	101.000
	12/01/2049	4.250%	1,815,000.00	12/01/2028	101.000
	12/01/2050	4.250%	2,020,000.00	12/01/2028	101.000
	12/01/2051	4.250%	4,140,000.00	12/01/2028	101.000
			24,260,000.00		

ESCROW REQUIREMENTS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% BI-Reassessment Projections)
[Preliminary -- for discussion only]**

P&C Refg of 21A

Period Ending	Principal Redeemed	Redemption Premium	Total
12/01/2028	24,260,000.00	242,600.00	24,502,600.00
	24,260,000.00	242,600.00	24,502,600.00

ESCROW REQUIREMENTS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

P&C Refg of 21B

Period Ending	Interest	Principal Redeemed	Redemption Premium	Total
12/01/2028	1,529,545.00	2,310,000.00	23,100.00	3,862,645.00
	1,529,545.00	2,310,000.00	23,100.00	3,862,645.00

PRIOR BOND DEBT SERVICE

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% BI-Reassessment Projections)
[Preliminary -- for discussion only]**

Period Ending	Principal	Coupon	Interest	Debt Service
12/01/2029	165,000	4.250%	1,031,050.00	1,196,050.00
12/01/2030	245,000	4.250%	1,024,037.50	1,269,037.50
12/01/2031	255,000	4.250%	1,013,625.00	1,268,625.00
12/01/2032	345,000	4.250%	1,002,787.50	1,347,787.50
12/01/2033	360,000	4.250%	988,125.00	1,348,125.00
12/01/2034	455,000	4.250%	972,825.00	1,427,825.00
12/01/2035	475,000	4.250%	953,487.50	1,428,487.50
12/01/2036	580,000	4.250%	933,300.00	1,513,300.00
12/01/2037	605,000	4.250%	908,650.00	1,513,650.00
12/01/2038	725,000	4.250%	882,937.50	1,607,937.50
12/01/2039	755,000	4.250%	852,125.00	1,607,125.00
12/01/2040	880,000	4.250%	820,037.50	1,700,037.50
12/01/2041	920,000	4.250%	782,637.50	1,702,637.50
12/01/2042	1,060,000	4.250%	743,537.50	1,803,537.50
12/01/2043	1,105,000	4.250%	698,487.50	1,803,487.50
12/01/2044	1,265,000	4.250%	651,525.00	1,916,525.00
12/01/2045	1,315,000	4.250%	597,762.50	1,912,762.50
12/01/2046	1,485,000	4.250%	541,875.00	2,026,875.00
12/01/2047	1,550,000	4.250%	478,762.50	2,028,762.50
12/01/2048	1,740,000	4.250%	412,887.50	2,152,887.50
12/01/2049	1,815,000	4.250%	338,937.50	2,153,937.50
12/01/2050	2,020,000	4.250%	261,800.00	2,281,800.00
12/01/2051	4,140,000	4.250%	175,950.00	4,315,950.00
	24,260,000		17,067,150.00	41,327,150.00

BOND SOLUTION

**WATERVIEW II METROPOLITAN DISTRICT
 El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
 Pay & Cancel of (proposed) Series 2021A&B + New Money
 Assumes Investment Grade, 120x, 2058 Final Maturity
 (Full Growth + 6% Bi-Reassessment Projections)
 [Preliminary -- for discussion only]**

Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2029		1,219,600	1,219,600	1,440,423	220,823	118.10617%
12/01/2030	50,000	1,269,600	1,269,600	1,527,268	257,668	120.29523%
12/01/2031	50,000	1,267,600	1,267,600	1,527,268	259,668	120.48503%
12/01/2032	130,000	1,345,600	1,345,600	1,619,324	273,724	120.34218%
12/01/2033	135,000	1,345,400	1,345,400	1,619,324	273,924	120.36007%
12/01/2034	225,000	1,430,000	1,430,000	1,716,904	286,904	120.06321%
12/01/2035	230,000	1,426,000	1,426,000	1,716,904	290,904	120.39999%
12/01/2036	330,000	1,516,800	1,516,800	1,820,338	303,538	120.01174%
12/01/2037	340,000	1,513,600	1,513,600	1,820,338	306,738	120.26546%
12/01/2038	445,000	1,605,000	1,605,000	1,929,978	324,978	120.24787%
12/01/2039	465,000	1,607,200	1,607,200	1,929,978	322,778	120.08327%
12/01/2040	580,000	1,703,600	1,703,600	2,046,197	342,597	120.11018%
12/01/2041	600,000	1,700,400	1,700,400	2,046,197	345,797	120.33622%
12/01/2042	730,000	1,806,400	1,806,400	2,169,389	362,989	120.09460%
12/01/2043	760,000	1,807,200	1,807,200	2,169,389	362,189	120.04144%
12/01/2044	895,000	1,911,800	1,911,800	2,299,972	388,172	120.30402%
12/01/2045	935,000	1,916,000	1,916,000	2,299,972	383,972	120.04030%
12/01/2046	1,085,000	2,028,600	2,028,600	2,438,391	409,791	120.20066%
12/01/2047	1,130,000	2,030,200	2,030,200	2,438,391	408,191	120.10593%
12/01/2048	1,295,000	2,150,000	2,150,000	2,585,114	435,114	120.23786%
12/01/2049	1,350,000	2,153,200	2,153,200	2,585,114	431,914	120.05917%
12/01/2050	1,530,000	2,279,200	2,279,200	2,740,641	461,441	120.24574%
12/01/2051	1,595,000	2,283,000	2,283,000	2,740,641	457,641	120.04559%
12/01/2052	1,795,000	2,419,200	2,419,200	2,905,499	486,299	120.10166%
12/01/2053	1,865,000	2,417,400	2,417,400	2,905,499	488,099	120.19108%
12/01/2054	2,085,000	2,562,800	2,562,800	3,080,249	517,449	120.19078%
12/01/2055	2,170,000	2,564,400	2,564,400	3,080,249	515,849	120.11579%
12/01/2056	2,410,000	2,717,600	2,717,600	3,265,484	547,884	120.16059%
12/01/2057	2,510,000	2,721,200	2,721,200	3,265,484	544,284	120.00162%
12/01/2058	2,770,000	2,880,800	2,880,800	3,461,833	581,033	120.16916%
	30,490,000	57,599,400	57,599,400	69,191,754	11,592,354	

SOURCES AND USES OF FUNDS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
SUBORDINATE BONDS, SERIES 2028B
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2058 (Stated) Maturity
[Preliminary -- for discussion only]**

Dated Date 12/01/2028
Delivery Date 12/01/2028

Sources:

Bond Proceeds:	
Par Amount	2,757,000.00
	<u>2,757,000.00</u>

Uses:

Project Fund Deposits:	
Project Fund	2,674,290.00
Underwriter's Discount:	
Other Underwriter's Discount	82,710.00
	<u>2,757,000.00</u>

BOND PRICING

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
SUBORDINATE BONDS, SERIES 2028B
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2058 (Stated) Maturity
[Preliminary -- for discussion only]**

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2058:	12/15/2058	2,757,000	6.500%	6.500%	100.000
		2,757,000			

Dated Date	12/01/2028	
Delivery Date	12/01/2028	
First Coupon	12/15/2028	
Par Amount	2,757,000.00	
Original Issue Discount		
Production	2,757,000.00	100.000000%
Underwriter's Discount	-82,710.00	-3.000000%
Purchase Price	2,674,290.00	97.000000%
Accrued Interest		
Net Proceeds	2,674,290.00	

EXHIBIT D.1.

**ADMINISTRATION, OPERATIONS, MAINTENANCE AND SPECIAL PURPOSE MILL
LEVY BUDGET**

Service Plan Amendment - Annual Budget Exhibit (D-1)

Date: October 18, 2021

Waterview II - Metro District:

861 Residential Lots

**AV at Buildout
\$27.7M**

Metro District - Administrative Operating Budget (Simmons & Wheeler)

Category:	Per Year:	
Accounting / Audit	\$15,000.00	
Election expense	\$1,000.00	
Office Supplies	\$1,000.00	
Insurance / SDA dues	\$4,500.00	
Legal	\$45,000.00	
Treasure fees	\$4,161.00	
Contingency	\$12,219.00	
Emergency Reserves (3%)	\$2,120.00	
TOTAL EXPENSES:	\$85,000.00	Mills = 3.066

Annual Maintenance Budget: (MSI)

Category:	Per Year:	
Management	\$37,795.20	
Administrative Expense	\$3,099.60	
Postage	\$2,066.40	
Legal	\$3,099.60	
Taxes	\$100.00	
Audit	\$1,500.00	
Insurance	\$5,166.00	
TOTAL OPERATING EXPENSES:	\$52,826.80	Mills = 1.905
Water	\$30,515.59	
Water - Native Grass	\$36,106.05	
Electricity	\$1,500.00	
Grounds Maintenance	\$38,795.87	
Native Area Maintenance	\$27,651.26	
Fertilization / Weeds / Insect Control	\$15,518.35	
Grounds Repair (Sprinkler)	\$25,863.91	
Grounds Repair (Other)	\$17,242.61	
Grounds Improvements	\$12,931.96	
Snow Removal	\$10,800.00	
Amenity Maintenance	\$7,000.00	
Fence Maintenance	\$15,970.80	
Trash Removal	\$154,980.00	Mills = 5.590
Miscellaneous	\$1,000.00	
TOTAL MAINTENANCE EXPENSES:	\$395,876.40	Mills = 14.278

Reserve Expenses:

Fence Replacement	\$21,738.03	
Major Landscape Improvements	\$12,931.96	
Amenity Reserves	\$11,428.57	
Major Concrete Replacement	\$5,747.10	
Other Contingency	\$5,000.00	
TOTAL RESERVE EXPENSES:	\$56,845.66	Mills = 2.050
TOTAL EXPENSES:	\$505,548.86	Mills = 18.234

WATERVIEW II - TOTAL ANNUAL BUDGET	\$590,548.86	Mills = 21.300
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EXHIBIT E

ANNUAL REPORT AND DISCLOSURE FORM
(Sample attached)

**EL PASO COUNTY SPECIAL DISTRICTS
ANNUAL REPORT and DISCLOSURE FORM**

1.	Name of District:	Waterview II Metropolitan District
2.	Report for Calendar Year:	202_
3.	Contact Information	
4.	Meeting Information	
5.	Type of District(s)/ Unique Representational Issues (if any)	This is a single conventional Title 32 Special Metropolitan District. All property owners within the boundaries of this district who are otherwise eligible as electors within the State of Colorado have the opportunity to fully participate in future elections of the District and are eligible to run for Director positions when these positions become open.
6.	Authorized Purposes of the District(s)	All powers authorized in § 32-1-1004, C.R.S., including, but not limited to, Water, Wastewater, Street Improvements and Safety Protection, Park and Recreation, Drainage, Landscaping, Mosquito Control, Transportation, Television Relay and Translation, subject to the limitations contained in the District's Service Plan
7.	Active Purposes of the District(s)	The primary active purpose of the district is to construct and provide public infrastructure and improvements and perform covenant enforcement and design review services.
8.	Current Certified Mill Levies a. Debt Service b. Operational c. Other d. Total	a. _____ b. _____ c. _____ d. _____
9.	Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable)	Assumptions: \$400,000.00 is the total actual value of a typical single family home as determined by El Paso County. \$750,000 is the total actual value of the sample commercially- assessed property Sample Metropolitan District Mill Levy Calculation for a Residential Property:

	<p>$\\$400,000 \times .0715 = \\$28,600$ (Assessed Value)</p> <p>$\\$28,600 \times \underline{\hspace{1cm}}$ mills = $\\$ \underline{\hspace{1cm}}$ per year in sample taxes owed solely to this Special District at its current 202__ total mill levy.</p> <p>Sample Metropolitan District Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p>$\\$750,000 \times .2900 = \\$217,500$ (Assessed Value) $\\$217,500 \times \underline{\hspace{1cm}}$ mills = $\\$ \underline{\hspace{1cm}}$ per year in sample taxes owed solely to this Special District at its current 202__ total mill levy.</p>
<p>10. Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals)</p> <p>a. Debt Service</p> <p>b. Operational</p> <p>c. Other</p> <p>d. Total</p>	<p>*202_ residential assessment rate of ___% changes the maximum mill levy rates (see adjusted mill levies below)</p> <p>a. 50 + 10 Mills *(<input type="text"/>)</p> <p>b. 5 Mills *(<input type="text"/>)</p> <p>c. 65 Mills *(<input type="text"/>)</p>
<p>11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable)</p>	<p>Assumptions: See Assumptions in #9 above; Sample Metropolitan District Maximum Mill Levy Calculation for a Residential Property:</p> <p>$\\$400,000 \times \underline{\hspace{1cm}}$ [assessment ratio] = $\\$ \underline{\hspace{1cm}}$ (Assessed Value) $\\$AV \times \underline{\hspace{1cm}}$ mills = $\\$ \underline{\hspace{1cm}}$ per year in sample taxes owed solely to this Special District if the District imposes its maximum mill levy.</p> <p>Sample Metropolitan District Mill Levy Calculation for a Commercial Property:</p> <p>$\\$750,000 \times .2900 = \\$217,500$ (Assessed Value) $\\$217,500 \times .0650$ mills = $\\$14,137.50$ per year in sample taxes owed solely to this Special District if the District imposes its maximum mill levy.</p>
<p>12. Current Outstanding Debt of the Districts (as of the end of year of this report)</p>	
<p>13. Total voter-authorized debt of the Districts (including current debt)</p>	<p>$\\$560,000,000$ (the District's Service Plan limits the outstanding principal of any limited tax general obligation bonds to $\\$50,000,000$)</p>

14.	Debt proposed to be issued, reissued or otherwise obligated in the coming year	
15.	Major facilities/ infrastructure improvements initiated or completed in the prior year	
16.	Summary of major property exclusion or inclusion activities in the past year	

Reminder:

- A. As per Colorado Revised Statutes, Section 32-1-306, the special district shall maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor.
- B. Colorado Revised Statutes, Section 32-1-823(1), states a certificate of election results shall be filed with the County Clerk and Recorder.

Name and Title of Respondent

Signature of Respondent

Date

RETURN COMPLETED FORM TO: specialdistrictnotices@elpasoco.com

Or mail to: El Paso County Board of County Commissioners
Attention: Clerk to the Board
200 South Cascade Avenue
Colorado Springs, Colorado 80903

****NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor – 1675 W. Garden of the Gods Road, #2201, Colorado Springs, CO 80907

County Treasurer - 1675 W. Garden of the Gods Road, Colorado Springs, CO 80907

RESOLUTION NO. 07-272
EXHIBIT A
SPECIAL DISTRICT POLICIES

I. PURPOSE, INTENT AND APPLICATION

- A. Purpose.** The purpose of these policies is to provide a framework for the evaluation of applications for new, amended and updated special district service plans as authorized by C.R.S. Title 32 and which are under the jurisdiction of the El Paso County Board of County Commissioners.
- B. Intent.** It is the intent that applications for new and revised service plans should be drafted to both address and be consistent with these policies. However, the applicant(s) for a proposed district or districts, or amendment to any existing service plan shall have the right to seek relief or modification from any of these stated policies, based on proper justification, to the extent allowable by law. The County, for its part, maintains its discretion to apply additional evaluation criteria, policies and limitations to the formation of new and revised districts, as the County may deem applicable.
- C. Model Service Plans.** New service plans and any major amendments thereof shall adhere to the applicable Model Service Plan formats as further addressed in Resolution No. 07-273 (June 25, 2007) as may be amended. The purposes of the model plan approach include standardizing the organization of information, and inclusion of standard language and limitations consistent with current Board policy. Additionally, this approach is intended to focus on variations from standard language and/or policy. The appropriate Model Service Plan template (i.e. Single District, Multiple District, and Master District) should be utilized and then modified as appropriate to address the particular needs and circumstances associated with a given application. Title 32 Special Districts which are not metropolitan districts should adhere to the Model Service Plan template to the extent possible.
- D. Required Hearings.** Prior to a hearing of the Board of County Commissioners, all service plans for new Title 32 Special Districts and Major Amendments thereof shall first be considered at a hearing of the Planning Commission in accordance with Colorado Revised Statutes and as further described in the El Paso County Land Development Code and its accompanying Procedures Manual. Any request

for a service plan amendment which does not meet the definition of a Major Amendment does not require a hearing by the Planning Commission unless a need for this hearing is specifically determined by the Development Services Department Director. The above policy is intended to apply retroactively to any previously approved Service Plans which may have had conditions requiring all requests for Material Modifications to first be heard by the Planning Commission.

E. Special Justification. Certain matters shall be specifically and comprehensively justified based on the unique needs and circumstances associated with the particular Service Plan application. Matters requiring special justification include but are not necessarily limited to the following, as further addressed in these policies:

1. Use of Master Districts;
2. Authorization of mill levy caps in excess of the caps as set forth in Section III.F;
3. Specific authorization of special purpose mill levy caps which have the effect of increasing the Maximum Combined Mill Levy Cap above 60 (sixty) mills as set forth in Section III.F.5 and 6;
3. Processing of service plans prior to approval of underlying land use approvals as set forth in Section III.I.;
4. Use of a district or districts for covenant enforcement in lieu of Homeowners Associations (HOAs), where a Master District arrangement is proposed and/or where the district or districts are not otherwise being used to provide ongoing services.

F. Procedures. The detailed procedures governing the application process for new and amended service plans shall be maintained by the Development Services Director in a Procedures Manual (to be subsequently adopted by the BoCC and as may be amended).

II. BACKGROUND

A. History. Prior to 2007, El Paso County followed Special District policies which were initially adopted on September 2, 2004, and subsequently amended on September 22, 2005, and on December 28, 2006 to address limited changes. El Paso County has processed approximately 40 new and amended Service Plan Applications between 2000 and mid- 2007, involving about 70 separate districts. During this period, policy issues have continued to evolve. In October of 2006

the Board of County Commissioners directed the Long Range Planning Division Staff to review the County's existing policy language for additional updates and pursue the adoption of a Model Service Plan approach.

- B. Formation of Special District Task Force.** Since the County recognizes the value Special Districts provide in developing community infrastructure and services, a Special District Task Force was formed in early 2007, comprised of special district attorneys and managers, members of the development community, El Paso County Administration and Commissioners, and citizen representatives.
- C. Objectives of Special District Task Force.** The initial, 2006 objectives of the Task Force were (1) to recommend an updated Annual Report form; and (2) make a policy recommendation pertaining to developer advances. Additional objectives for 2007 included revising existing County policy and preparation of Model Service Plans. It was contemplated the Task Force may also be utilized to provide beneficial input regarding potential future legislative and technological changes. The importance of using the County Web site as a vehicle for communication and disclosure was also agreed upon.
- D. Outcome of Special District Task Force.** An updated Annual Report Form was prepared to include a single combined Annual Report and Disclosure form, approved by the Board of County Commissioners on December 18, 2006. County staff worked together to reference this document on the Assessor's tax bill and allow for internet availability. The developer funding agreement policy was proposed and approved by the Board of County Commissioners on December 28, 2006. Special District Model Service Plans and revised Policies were approved by the Board of County Commissioners on June 25, 2007.

III. **OVERALL SERVICE PLAN POLICIES**

- A. Conformity.** All proposed service plans shall be evaluated by both the applicant and County staff for conformity with the applicable standards contained in C.R.S. 32-1-203. Evaluation shall consist of more than a simple listing of the standards and/or statement that the service plan complies.
- B. Consistency.** All proposed service plans shall also be evaluated by the County for consistency with applicable elements of the El Paso County Master Plan, and with respect to these Special District Policies.

- C. Applicable Statutes and El Paso County Preferences.** It shall be the responsibility of the applicant to assure that service plans are drafted to meet all of the minimum requirements contained in C.R.S. Title 32, specifically including C.R.S. 32-1-202 (2) as well as all other applicable State requirements.
1. Districts which include water supply as one of their purposes shall be strongly encouraged to join the El Paso County Water Authority upon formation.
 2. The preference of El Paso County is for the formation of conventional districts which accord full electoral representation to residents and property owners within the district(s) and/or service area(s).
- D. Application and Schedule.** Although the County will endeavor to be reasonably flexible in accommodating the scheduling needs of special district applicants, it is the ultimate responsibility of the applicants to allow sufficient time to meet the County's procedural guidelines and requirements for application processing.
- E. Review.** Service plans shall be drafted and processed in a manner that allows for coordination and input of all affected elected officials and County departments and other external agencies, specifically including the Clerk and Recorder, the Assessor and the Treasurer.
- F. Mill Levy Caps**
1. All proposed districts that rely significantly on future development to meet financing projections shall include mill levy caps as part of their service plans. To the extent permitted by law, such caps may be lifted once the district achieves the ratios of assessed valuation to debt and other requirements which would allow these caps to be removed. However, actual removal of a Board-imposed mill levy cap is subject to approval of the Board of County Commissioners at the time the cap is proposed to be removed. Removal of mill levy caps should be supported by justifications including, but not limited to, data establishing ratios of assessed valuation to debt that meet statutory criteria for the issuance of bonds without a mill levy cap, and enhancement of a district's ability to refinance debt at a more favorable rate (if proposed in connection with a refunding of debt).
 2. The Maximum Debt Service Mill Levy Cap for Full Service Districts shall normally be 50 (fifty) mills, subject to Gallagher adjustment as permitted by law. Debt Service Caps for Limited Service Districts should be

correspondingly lower based generally on the proportion of services and facilities the district will be providing compared with a Full Service District.

3. A Maximum Operational Mill Levy Caps of up to 10 (ten) mills shall be allowed if supported by the Service Plan and accompanying Development and Financial analyses. Unless a special district has been “de-TABORED” with respect to its operational mill levy, the Maximum Operational Mill Levy Cap shall not subject to Gallagher adjustment.
4. All service plans for metropolitan districts shall specify a Maximum Combined Mill Levy cap. Unless otherwise provided for and justified below, the Maximum Combined Mill Levy shall be 60 (sixty) mills
5. If justified and fully documented by supporting information, an increase in the Maximum Operational, Debt Service and/or Maximum Combined Mill Levy Caps to allow up to 15 (fifteen) additional mills may be specifically authorized for the purpose of funding ongoing fire protection services where either the District itself will be providing these services or the District(s) propose to contract with another district to provide these services. Such additional mill levy caps shall only be allowed in cases where the property within the proposed district is not presently included in an organized fire protection district.
6. If justified and fully documented by supporting information, an increase in the Maximum Combined Mill Levy Caps of up to 5 (five) additional mills may be specifically authorized as a Special Purpose Mill Levy for the purpose of funding ongoing covenant enforcement and/or maintenance of common facilities in the absence of a Homeowners Association, or if such covenant enforcement, in the alternative, is to be undertaken by the District.
7. In cases where districts are subject to a mill levy cap and will be relying significantly on future development to meet financing projections, notice shall be provided in the service plan or its approval to the effect that repayment periods for bonds and/or other district obligations are subject to extension in the event revenues come in at a rate lower than anticipated.

G. Disclosure, Notice and Annual Reports

1. It is the policy of El Paso County to further and encourage full, balanced, clear, convenient and constructive disclosure of special district information to all potentially effected parties especially including existing and potential future residential property owners.
2. Notice and disclosure should specifically address topics including but not necessarily limited to unique representational issues (e.g. master districts), dissemination of contact and basic financial information to property owners, and apprising tax and rate payers of their potential maximum financial risk and exposure associated with owning property in the district(s)
3. All districts shall file an Annual Report and Disclosure form in accordance with Resolution 06-472, as may be amended.

H. Non-Proliferation and Need for Districts. Notwithstanding the many factors which may create a justification to form one or more new and independent special district(s), it is the policy of the County to discourage the unnecessary proliferation of additional districts in the County.

1. All proposals for new districts shall clearly and comprehensively justify their need compared with alternatives including using existing districts or non-special district options.
2. Plans for new districts shall be designed and implemented to allow reasonable options for inclusion of additional property; thereby reducing the necessity of creating additional districts in the future.
3. Although the County supports the reasonable and judicious inclusion of additional territory by existing and proposed new districts, conditions should be placed on new and revised service plans to limit the potential for inclusion of remote properties unless these actions were anticipated in the original service plan.
4. Service Plans should be written with contingences that contemplate eventual annexation of territory by a municipality, in cases where this is a significant possibility.

I. Land Use Approvals. Applicants for developer-initiated districts are encouraged to obtain Underlying Land Use Approvals prior to, or at a minimum, in conjunction with service plan application. In those cases where an applicant desires to process a service plan prior to final action on underlying land use approvals, the

burden shall be on the applicant to justify the necessity of this timing, sufficient conditions shall be placed on the service plan to address potential subsequent denial or modification of the land use applications, and notations shall be added making it clear that the County has no obligation whatsoever to approve subsequent land use applications in cases where applicants may chose to process service plans in advance of obtaining underlying land use approvals.

J. Fees. Within the limits of State Statutes, it is the policy of the County to establish and charge fees commensurate with the actual cost of processing and reviewing of new and amended service plans. Such fees are established by separate Board resolution, and may be waived or reduced by the Board of County Commissioners either in advance of or in conjunction with the hearing on a given service plan. Justifications for fee waiver or reduction include, but are not limited to:

1. County-initiated or partnered service plans.
2. Reduced fee based on limited non-controversial modification to an existing Service Plan.
3. Processing of service plans for volunteer initiatives and/or for districts with limited proposed indebtedness and revenue generation.

IV. SERVICE PLAN REQUIREMENTS & PROCEDURES

A. Development and Financial Analysis. A development analysis shall be required prior to formation or full authorization of all proposed districts which rely significantly on future development to meet financial projections

1. At a minimum, the development analysis shall include a summary of the anticipated development within the district described by applicable category and with development absorption projected throughout the applicable forecast period.
2. A summary financial analysis shall be provided to correspond with the development analysis. This financial analysis shall include, a first year revenue budget, a summary of projected revenues, expenditures, and proposed debt issuances over the forecast period, and at a minimum shall address the requirements of C.R.S. 32-1-202 (2) (b) and (f).
3. The development analysis and financial plan shall address the “most probable” market absorption assumptions at a minimum, but shall also specifically address contingencies in the event initial development is

significantly delayed and/or market absorption occurs at significantly lower rates than anticipated.

4. Service Plans for newly developing areas shall specifically address the potential vulnerability of the development forecasts to short-term market downturns at the beginning of the forecast period.

B. Eligible Improvements.

1. It is the policy of the County to encourage the use of financing districts for Regional Public Improvements which provide a benefit to a significant share of residents and businesses within a larger development and/ or to areas outside the development.
2. Special districts may be authorized to fund Local Public Improvements, where a need is demonstrated, and if a plan for this financing can be justified in the Service Plan.
3. Districts shall not be authorized to finance non-public improvements, nor shall district facilities be used for non-public purposes without proper remuneration to the district(s).
4. In cases where districts are used to finance Local Public Improvements which are tied to the subdivision process, any Service plans and/or subdivision agreements shall be structured in order to prevent a loss of sales tax revenue from sales of construction materials which would otherwise accrue to the County or other local government taxing entities.

C. Acquisitions and Eminent Domain

1. The policy of the County is to generally discourage the use of districts as a mechanism to reimburse developers for the cost of facilities or other costs already committed to a land development project unless such reimbursement was contemplated in previous County approvals.
2. The contemplated use of eminent domain and/or dominant eminent domain should be addressed in the service plan with reasonable limits placed on thereon, based on the intended use of the district(s). Such limits may include the requirement for express prior approval of the Board for any purposes not explicitly identified in the service plan.
3. In no case shall the authorized eminent or dominant eminent domain powers of the district(s) be used to acquire land or other assets for the purpose of private economic development of such property, where such

acquisition is not clearly necessary to support the essential facility and service provision purposes of the districts (s).

4. Pursuant to Colorado Revised Statutes, districts shall not be authorized to acquire water rights by condemnation.

D. Authorization of Debt and Issuance of Bonds

1. Districts shall be encouraged to prudently phase the issuance of debt, especially in situations where future development will be substantially relied upon for to generate revenue to pay such debt.
2. The pre-authorization of debt shall be reasonably limited.
3. In cases where there will be a Master District arrangement, consideration may be given to limitations which require prior Board of County Commissioners approval for re-authorization of debt if and when the original authorization expires.
4. Districts shall evaluate their proposed mill levy and debt in relationship to the current and potential future combined mill levies and debt which may be levied by all overlapping and eligible taxing entities for the affected area.
5. Where applicable and appropriate, districts are encouraged to rely on a combination of property taxes, fees and charges both to diversify their revenue sources and to reduce some of the repayment impact on future property owners, particularly in the case where the district(s) will be used to fund Local Public Improvements.
6. Districts are encouraged to limit the term of bond issuances to the shortest time period that is reasonable and practical. The term of each individual bond issue should be limited to thirty (30) years or less unless specific justification for a longer duration is provided.
7. In cases where developers or other directly interested parties may be purchasing developer-held bonds, an opinion letter from an external financial advisor shall be provided to ensure that interest rates for these bonds are competitive as compared with bonds sold on the open market.
8. Districts shall not be authorized to directly accept sales or use tax revenues (i.e. from tax increment financing arrangements) without express prior approval of the Board).

- E. Developer Funding Agreements.** Districts shall be allowed to prudently use developer funding agreements and/or capitalized interest as a means of compensating for delays in receipt of property tax and other revenues in newly developing districts.
1. The proposed and potential use of Developer Funding Agreements shall be addressed as part of the Service Plan for new districts and Major Amendments, as well as for other non-Major Amendments if this topic is deemed by the Development Services Director to be pertinent to the amendment.
 2. To the extent Developer Funding Agreements are included in an approved Service Plan (or any amendment thereof), such Agreements may provide for the earning of simple interest thereon, but under no circumstances shall any such Agreement permit the compounding of interest. The Service Plan may permit an interest rate that does not exceed the prime interest rate plus two points thereon
 3. Unless specifically addressed in the original Service Plan or a Board of County Commissioners-approved amendment of the Service Plan, the maximum term for repayment of a Developer Funding Agreement shall be twenty (20) years from the date the Special District becomes obligated to repay the Developer Funding Agreement under the associated contractual obligation. For the purpose of this provision, Developer Funding Agreements are considered repaid once the obligations are fully paid in cash or when converted to bonded indebtedness of the Special District (including privately placed bonds). Any extension of such term must be approved by the Board.
 4. Required disclosure notices shall clearly identify the potential for a Special District to enter into obligations associated with Developer Funding Agreements.

F. Multiple Districts.

1. Multiple District Service Plans shall include the following:
 - a. Provide justification that the total number of proposed districts is the minimum necessary to effectively manage the infrastructure and operational needs of the service area.

- b. Clearly and comprehensively address the relationships among separate districts, including proposed intergovernmental agreements and contingencies for potential dissolution or combination.
 - c. Clearly address intent to fairly and equitably distribute costs and benefits among separate districts.
2. If justified in the Service plan(s) the Board may consider Multiple District concepts for the following purposes:
 - a. Accommodating the phasing of infrastructure financing for distinct major phases of a larger land development project
 - b. Allowing for differential mill levies between non-residential and residential areas within a larger project for the purposes of addressing the impact of the Gallagher Amendment.

G. Master Districts. Service plans which contemplate Master District concepts shall provide justification that the total number of proposed districts is the minimum necessary to effectively manage the infrastructure and operational needs of the service area. Master District approvals shall be allowed subject to specific justification of the unique need for these limited representation arrangements.

1. The preference of El Paso County is for the formation of conventional districts that accord full electoral representation to residents and property owners within the district(s) and/or service area(s).
2. Service Plans that contemplate Master District concepts shall provide justification that the total number of proposed districts is the minimum necessary to effectively manage the infrastructure and operational needs of the service area.
3. In cases where one or more Master Districts will provide services or facilities to a larger defined service area, the applicants for the district shall use reasonable means (including mailings and/or informational meeting) to inform existing property owners of the proposed district arrangement.
4. Board of County Commissioners appointed Citizen Advisory Councils (CACs) should be actively considered as a means to allow a more formal role in the affairs of the Controlling Board of Directors, including, where appropriate, consideration of establishing the Chair of the CAC as either

an ex-officio or formal voting member of the Controlling Board of Directors.

5. If not initially required as a condition of Service Plan approval, and if so provided as part of such approval, at any time during the existence of the Controlling Board of Directors, the Board of County Commissioners, either on its own initiative or in response to citizen input, may exercise their prerogative to require the creation a Citizen Advisory Council (CAC) if it is determined to be in the best interest of the County, and/or the property owners within the service area. The Board may establish the Chair of the CAC as either an *ex-officio* or formal voting member of the Controlling Board of Directors.
6. Other than responsibility for the appointment process, the Controlling Board of Directors shall have responsibility for support of any CACs, which may be required.
7. In the event of insufficient interest in CAC membership, appropriate justification presented by the Controlling District Board of Directors, or for any other reason, the Board of County Commissioners, at its sole discretion, shall have the right to eliminate a prior requirement for a CAC.
8. Service plans which contemplate Master District arrangements shall include provisions to accommodate a transition back to a conventional district once the area served by the district(s) is fully developed.

H. Covenant Enforcement and Homeowner's Association Functions.

1. Any intent or reserved option to use the proposed District(s) for Homeowners Association (HOA) functions, including covenant enforcement or common area maintenance should be clearly described in the Service Plan. Such description should specify whether there is intent to use the District(s) in lieu of one or more HOAs or to contract with HOA(s) for provision of certain services.
2. Use of district(s) for ongoing covenant enforcement purposes should be specifically discouraged if there are expected to be no other ongoing needs for the perpetual existence of the District(s).

I. Service Plan Amendments & Material Modifications.

1. The Board of County Commissioners reserves the discretion to impose review standards and hearing requirements as deemed appropriate and

necessary for any application for amendment of an existing Service Plan, as otherwise allowed under State Statute.

2. In cases where one or more Major Amendments are proposed to be made to an existing Service Plan, a revised Service Plan submittal shall be required with hearings to be scheduled before both the Planning Commission and the Board of County Commissioners consistent with the review of a Service Plan for a new district, except where these procedures may be clearly inapplicable. Final action on a Major Amendment shall consist of approval of the new Service Plan which will have the effect of replacing the previous one, and any conditions or notations which may have been imposed on that plan by the Board of County Commissioners.
3. In cases where one or more Minor Amendments are proposed to be made to an existing Service Plan, the submittal shall not normally require a complete new Service Plan, but only those materials necessary to support and justify the amendment as determined by the Development Services Department Director in consultation with the County Attorney's Office. The hearing or hearings addressing Minor Amendments shall be scheduled directly before the Board of County Commissioners. Final action on a Minor Amendment shall consist of approval of a resolution specifically amending the language included in the existing Service Plan or the conditions or notations imposed on that plan by the Board of County Commissioners.
4. Material Modifications may be processed as either Major or Minor Amendments at the discretion of the Development Services Department Director in consultation with the County Attorney's Office.
5. Administrative amendments to approved Service Plans shall only be approved administratively (by the Development Services Department Director in consultation with the County Attorney's Office) in those cases where this authority is expressly delegated by the Board of County Commissioners.
6. Determinations as to the use and applicability of the Major or Minor Amendment process, as outlined above, shall be made by the Development Services Department Director for all Service Plans

approved prior to the date of adoption of these policies, based on a determination of the need for and appropriateness of the Minor versus Major Amendment processes.

7. Any administrative decisions concerning IV. J. 2-6 above may be appealed to the Board of County Commissioners pursuant to applicable procedures as outlined in the El Paso County Land Development Code, or as otherwise provided for in State Statute.

V. **DEFINITIONS**

The following terms are defined specifically and solely for use in conjunction with these El Paso County Special District Policies. The definitions may or may not completely correspond with definitions in State Statutes, the El Paso County Land Development Code, or other relevant documents:

- Board – The Board of County Commissioners of El Paso County, unless otherwise specified
- Citizens Advisory Council (CAC) – A five (5) member advisory board appointed by the Board of County Commissioners for the purpose of providing input to the Commissioners and to the Controlling Board(s) in the case of Master District arrangements.
- Complete Service Plan – A complete service plan filed in accordance with C.R.S. Title 32 and County requirements and these Policies, and specifically including a complete financial plan as well as a market study, if applicable
- Controlling Board of Directors – The board or boards of directors of that have the ability to directly influence the major financial decisions of a district or combination of related districts.
- Conventional Representative District – One or more Title 32 special districts, each of which is structured to allow all residents and property owners to participate in elections for the Controlling Board(s) of Directors, as otherwise allowed by Statute.
- County – El Paso County, Colorado, as represented by its Board of County Commissioners.
- Developer Funding Agreement – An agreement of any kind executed between a Special District (“District”) and a Developer as this term is specifically defined below, including but not limited to advance funding agreements, reimbursement agreements or loans to the District from a Developer, where such an agreement creates an obligation of any kind which may require the District to re-pay the Developer. The term “Developer” means any person or entity (including but not limited to corporations, venture partners,

proprietorships, estates and trusts) that owns or has a contract to purchase undeveloped taxable real property greater than or equal to ten percent (10%) of all real property located within the boundaries of the District. The term “Developer Funding Agreement” shall not extend to any such obligation listed above if such obligation has been converted to any bonds issued by the District to evidence the obligation to repay such Developer Funding Agreement, including the purchase of these bonds by a Developer.

- District(s) – Any district or districts duly organized or contemplated to be organized under C.R.S. Title 32.
- Dominant Eminent Domain – Condemnation action undertaken by one governmental entity with respect to property owned by another governmental entity.
- External Financial Advisor – A consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer’s Municipal Market Place; and (iii) is not an officer or employee of the District for which External Advisor Services are being rendered, and (iv) has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.
- Full Service District – A 32 district which may be a metropolitan district and which provides a substantially full range of facilities and services to normally include central water and sewer, along with a combination of other purposes which may include road improvements, parks and recreation, and drainage. A Full Service District may contract or otherwise arrange with other entities to provide some of these facilities and services.
- Gallagher Adjustment – An allowed adjustment to the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy, or Maximum Special Mill Levy intended to offset the effect of adjustments to the ratio between market value and assessed value of taxable property within the applicable District that would cause a reduction in the revenue otherwise produced from such Maximums based on the ratio between market value and assessed value as of January 1 in the year in which the applicable District’s organizational election is held.
- Limited Service District – A Title 32 district that may be a metropolitan district and which provides a more limited range of facilities, services or purposes than a Full Service

District, such that either other entities or the individual property owner are responsible for providing a significant share of the facility and service needs of the development.

- Local Public Improvements – Facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, but which do not qualify under the definition of Regional Public Improvements. Examples would include local streets and appurtenant facilities, water and sewer lines which serve individual properties and drainage facilities that do not qualify as reimbursable under adopted drainage basin planning studies.
- Major Amendment – An amendment to an existing approved Service Plan which is considered substantial enough to warrant the submittal of a revised Service Plan and the requirement for hearings by both the Planning Commission and the Board of County Commissioners, as determined by the Development Services Department Director in consultation with the County Attorney's Office. Such Amendments specifically include but are not limited to those amendments which are expressly stipulated as being Major Amendments, either in the text of the existing Service Plan or in the conditions or notations attached to its approval.
- Material Modification – Any variance or deviation from an existing approved Service Plan which meets the definition of this term as it is defined in C.R.S. 32-1-207 (2) and/or any other variance or deviation which is specifically identified as a Material Modification either in the text of the existing approved Service Plan or the conditions or notations attached to its approval. The procedure for Board of County Commissioners approval of Material Modifications may involve either a Minor or a Major Amendment as addressed in these policies.
- Master District – Any arrangement of districts with the intent of using one or more small directors parcels for the purpose of retaining control of the key financial decisions of the districts such that the majority of future property owners who will receive facilities and/or services of the district(s) will not be eligible to participate in the election of the Controlling Board of Directors.
- Maximum Debt Service Mill Levy Cap – The maximum Gallagher-adjusted ad valorem mill levy the district, or combination of districts which are part of a consolidated service plan, may certify against any property within the district(s) for the purpose of servicing any debt incurred by or on behalf of the districts (s).
- Maximum Operational Mill Levy Cap – The maximum Gallagher-adjusted ad valorem mill levy the district, or combination of districts which are part of a consolidated service

plan, may certify against any property within the district(s) for the purposes providing revenues for ongoing services, administration or any other allowable activities other than the servicing of debt.

- Maximum Combined Mill Levy Cap – The maximum combined Gallagher-adjusted ad valorem mill levy the district, or combination of districts which are part of a consolidated service plan, may certify against any property within the district(s) for any purposes.
- Minor Amendment – An amendment to an existing approved Service Plan which is not considered substantial enough to warrant the requirement for submittal of a complete revised Service Plan and the requirement for hearings by both the Planning Commission and the Board of County Commissioners, as determined by the Development Services Department Director in consultation with the County Attorney's Office. Such Amendments specifically include but are not limited to those amendments which are expressly stipulated as being Minor Amendments either in the text of the existing Service Plan or the conditions or notations attached to its approval.
- Model Service Plan – The applicable standardized format and content for a service plan as currently adopted by the Board of County Commissioners.
- Multiple Districts – Any combination of two (2) or more districts as part of a consolidated service plan for the purpose(s) of phasing the relinquishment of control by a developer-controlled board of directors and/or phasing the issuance of debt in accordance with phased land use plan and/or accommodation of differential mill levies within the consolidated service area.
- Planning Commission – The El Paso County Planning Commission.
- Regional Public Improvements – Facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, and which serve the needs of the region.
- TABOR and deTABOR – “TABOR” is an acronym which refers to the Taxpayer Bill of Rights found in Article 10, Section 20 of the Colorado Constitution.
- Underlying Land Use Approvals – Any pre-existing approvals by the Board of County Commissioners of one or more sketch plans, generalized planned unit development (PUD) Plans, site-specific PUD plans, conventional rezonings, preliminary plans, final plats, or any combinations of the foregoing which are consistent with and support the development assumptions included in the Service Plan.

Chuck Broerman
07/16/2021 09:20:34 AM
Doc \$0.00 42
Rec \$423.00 Pages

El Paso County, CO



221135788

SUBDIVISION/CONDOMINIUM PLAT

Reception Number **Date** **Time**

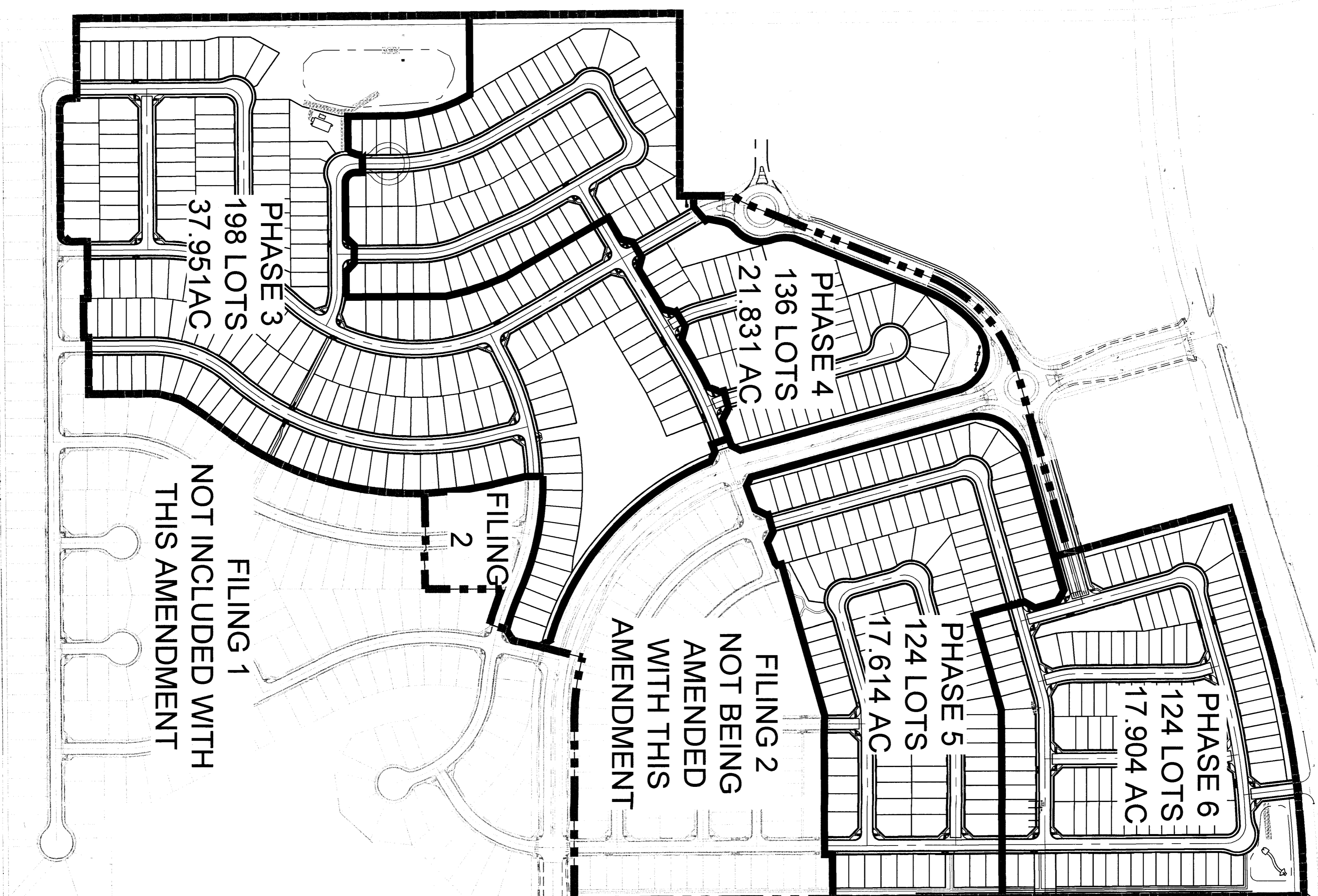
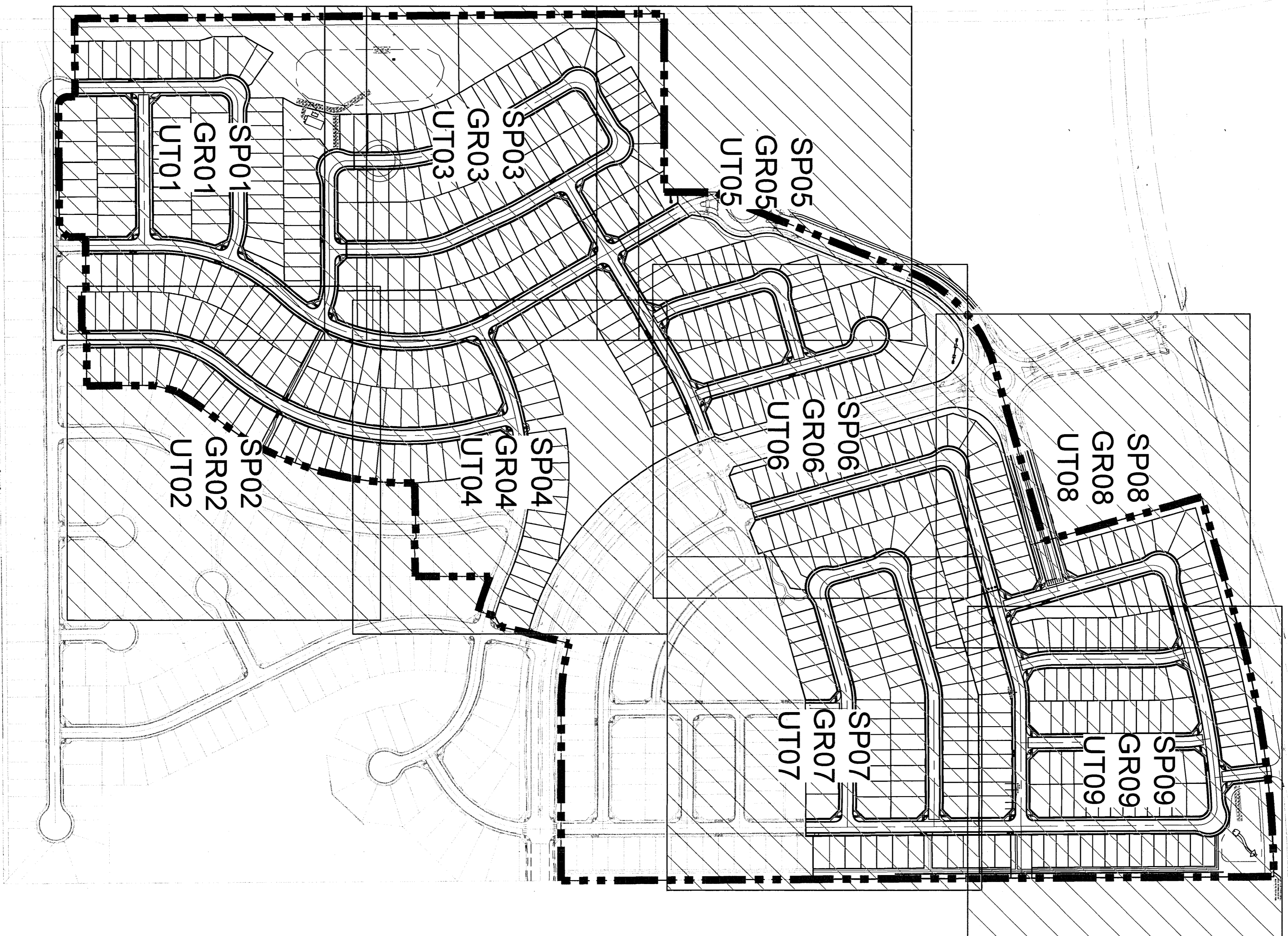
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Name of Plat

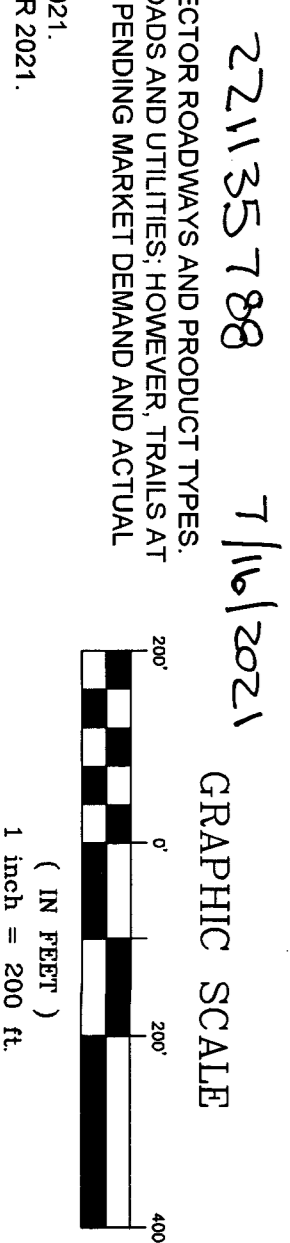
Owner's Name

Subdivision

Condominium

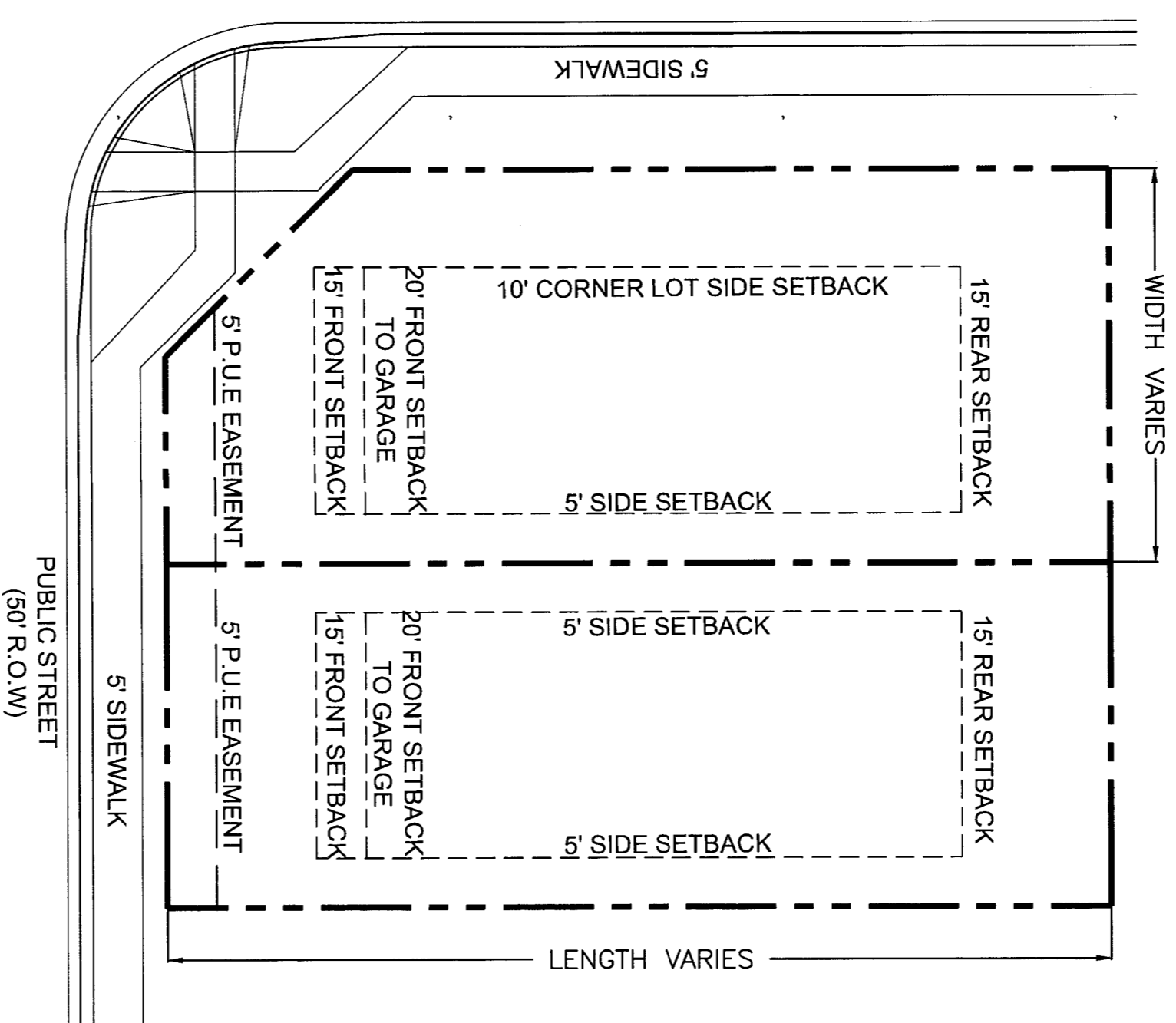


- FILING PLAN AND SCHEDULE OF DEVELOPMENT:**
1. THE FILING PLAN IS BASED UPON SIX PHASES BASED UPON COLLECTOR ROADWAYS AND PRODUCT TYPES.
 2. THE PHASES ARE BASED UPON CONSTRUCTION SCHEDULING OF ROADS AND UTILITIES. HOWEVER, TRAIL SCHEDULES MAY BE DEVELOPED INDEPENDENT OF THE PHASE AS OUTLINED PER MARKET 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.

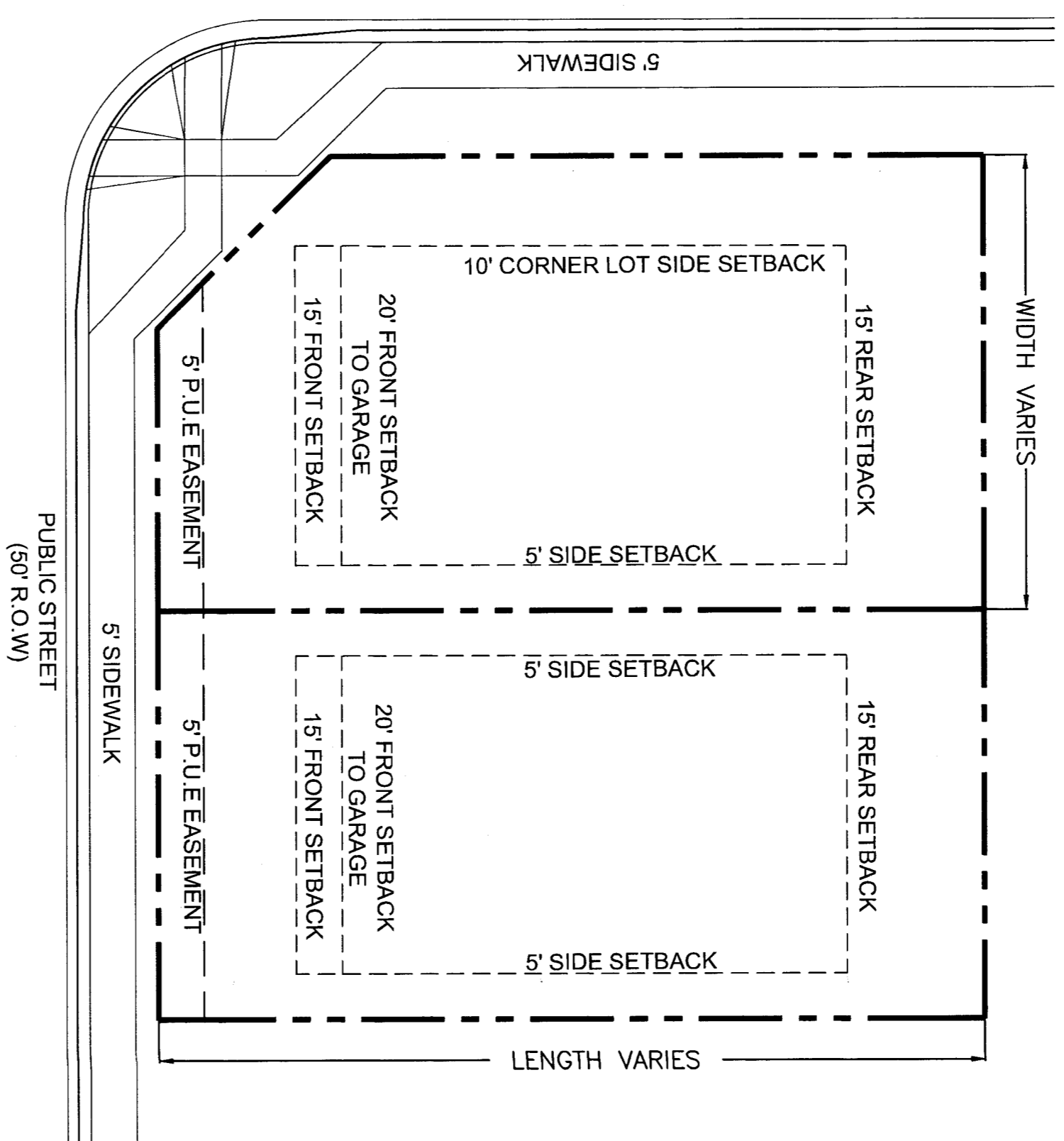


<p>CONSULTANTS</p> <p>Matrix</p> <p>2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80921 PHONE: (719) 575-0100 FAX: (719) 575-0289</p> <p>OWNER/DEVELOPER</p> <p>COLA LLC 555 MIDDLE CREEK PKWY, SUITE 300 COLORADO SPRINGS, CO 80921 PHONE: (719) 382-9463</p>																	
<p>PROJECT:</p> <p>TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT</p>																	
<p>EL PASO COUNTY, CO</p> <p>FEBRUARY 2021</p> <p>REVISION HISTORY:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>02/05/2021</td> <td>FIRST CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>1</td> <td>04/23/2021</td> <td>SECOND CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>3</td> <td>08/17/2021</td> <td>FOR SIGNATURE</td> <td></td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	BY	0	02/05/2021	FIRST CITY SUBMITTAL		1	04/23/2021	SECOND CITY SUBMITTAL		3	08/17/2021	FOR SIGNATURE	
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<p>DRAWING INFORMATION:</p> <p>PROJECT NO: 20 886 028</p> <p>DRAWN BY: LCB</p> <p>CHECKED BY: NMS</p> <p>APPROVED BY: NMS</p> <p>SHEET TITLE:</p>																	
<p>PUD PHASE AND KEY MAPS</p>																	
<p>DT01</p>																	
<p>SHEET 2 OF 34</p>																	
<p>PUD SP - 21. 003</p>																	

TYPICAL LOT SETBACK DIAGRAMS



LOTS 273 - 326, 476 - 582



LOTS 1 - 272, 327 - 475

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES:

1. THESE SHOWN USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, COMMERCIAL DEVELOPMENT, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DAMAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT. *PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED.

TEMPORARY USES:

1. KOSHER HOUSE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES *TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

ACCESSORY USES:

1. RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED
2. RESIDENTIAL LAWN CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED
3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED
4. ANIMAL KEEPING OF UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF PETS, CHICKENS OR RABBITS IS NOT PERMITTED
5. HOME-BASED BUSINESS OPERATIONS INCLUDING OF MARJULANA IS NOT PERMITTED
6. WORKPLACE/WORKERS AS PART OF THE MAIN STRUCTURE, ONLY 1 PER LOT. *ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

SPECIAL USES:

1. OMS FACILITY (REALTY) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

ACCESSORY STRUCTURES:

1. ATTACHED OR DETACHED RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED), COVERED OR UNCOVERED, GAZEBOS, PATIOS, HOT TUBS/SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED ACCESSORY STRUCTURES INCLUDING GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHAL ONLY BE LOCATED WITHIN THE BACK YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
8. NO ACCESSORY STRUCTURES ARE PERMITTED ON LOTS 323 - 464, 540 - 608. *ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

DIMENSIONAL STANDARDS AND GUIDELINES

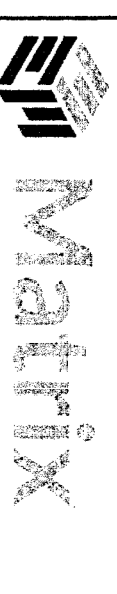
DIMENSIONAL STANDARDS FOR ALL LOTS

1. MAXIMUM LOT AREA.
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
4. MAXIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
6. SETBACK REQUIREMENTS (SEE DETAILS):
 A. FRONT YARD: FIFTEEN FEET (15') TO FACE OF GARAGE
 B. SIDE YARD: FIFTEEN FEET (15') TO FACE OF HOUSE
 C. REAR YARD: FIFTEEN FEET (15')
 D. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
7. ACCESSORY STRUCTURE STANDARDS:
 A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 B. SETBACK REQUIREMENTS: FEET (6')
 REAR YARD, FIVE FEET (5')

LOT TYPICAL NOTES FOR ALL LOTS:

1. LOCATION OF PRIVATE WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY THE PROPERTY OWNER. SIDEWALKS SHALL BE PERMITTED TO BE LOCATED ON THE FRONT YARD OR ON THE FRONT SIDEWALK TO ENSURE DRIVEWAYS DO NOT CONNECT WITH PEDESTRIAN RAMP TRANSITIONS
2. SWOOD FENCING PERMITTED BETWEEN UNITS AT THE FRONT AND REAR OF THE HOUSE ONLY. FINAL LOCATION OF FENCING TO BE DETERMINED BY INDIVIDUAL HOUSE CONFIGURATION.
3. THERE SHALL BE NO FENCING PERMITTED WITHIN THE FRONT YARD SETBACK.
4. THERE SHALL BE NO FENCING PERMITTED BETWEEN MAIN HOUSE STRUCTURES EXCEPT FOR PARADE PATIO DUPLICATIONS THAT SHARE ONE COMMON WALL.
5. THERE SHALL BE NO FENCING PERMITTED BETWEEN MAIN HOUSE STRUCTURES EXCEPT FOR PARADE PATIO DUPLICATIONS THAT SHARE ONE COMMON WALL.
6. PUBLIC UTILITY EASEMENT TO BE PROVIDED ALONG THE PUBLIC RIGHT-OF-WAY OR A SIGHT TRIANGLE DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT TRIANGLE DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A SIGHT TRIANGLE DISTANCE EASEMENT SHALL BE PROVIDED TO EL PASO COUNTY TO MAINTAIN SIGHT DISTANCE EASEMENT. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES FOR WOODS, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR MORE.
8. METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY. NO LANDSCAPING SHALL OBTAIN CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES FOR WOODS, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR MORE. METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY. ENGINEERING CRITERIA MANUAL.

CONSULTANTS



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COMMERCIAL OFFICE:

COLLA LLC
 255 MIDDLE CREEK PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80921
 PHONE: (719) 583-5939

KEY MAP	
---------	--

PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/02/2021	FIRST CITY SUBMITTAL	
1	04/22/2021	SECOND CITY SUBMITTAL	
3	09/17/2021	FOR SIGNATURE	

DRAWING INFORMATION:

PROJECT NO.: 20_886_028
 DRAWN BY: LCB
 CHECKED BY: NMS
 APPROVED BY: NMS

PUD DETAILS

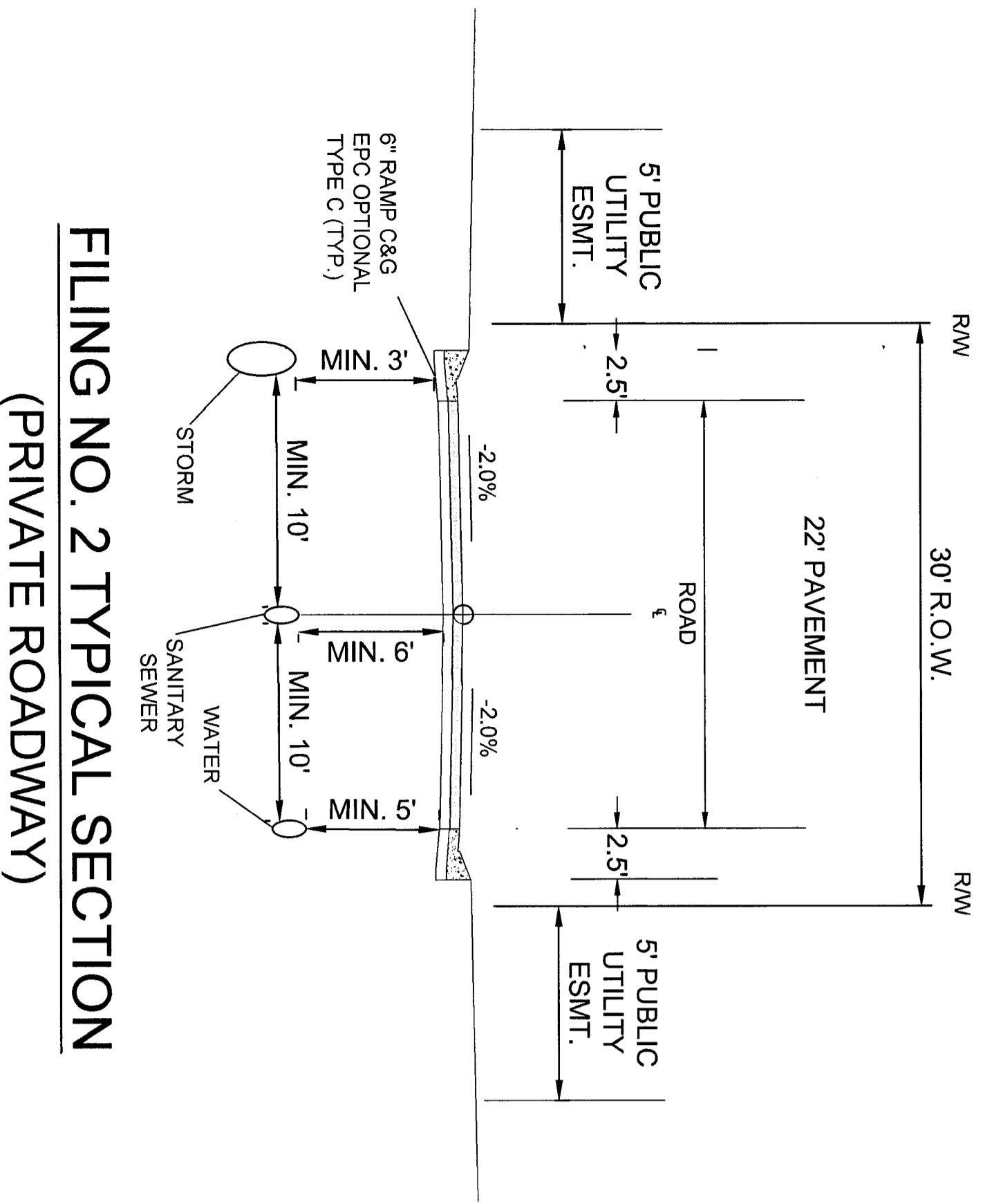
DT02

SHEET 3 OF 34

221135788 7/16/2021

PDD FILE NO.: PUDSPR-21-003

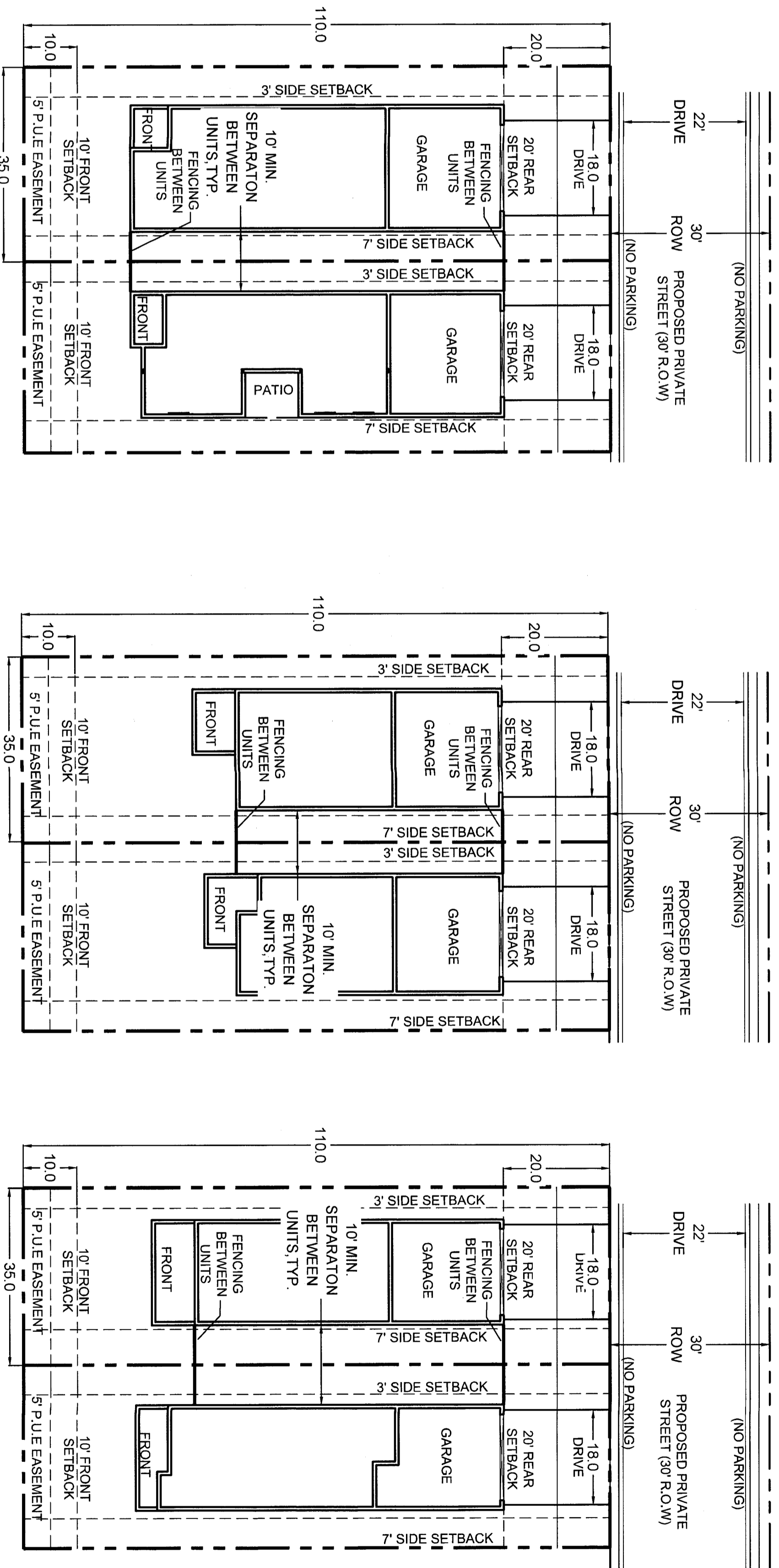
FILING NO. 2 TO REMAIN TYPICAL STREET CROSS-SECTIONS



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 WATERBURY METROPOLITAN DISTRICT, GRANDBURG.
 2. ALL PRIVATE STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS.
 3. ALL HOMES SHALL BE ADDRESSED OFF THE NAMED STREET AT THE REAR OF THE HOME.
 4. ALL HOMES SHALL BE ADDRESSED OFF THE NAMED STREET AT THE REAR OF THE BUILDING.
 5. THERE SHALL BE NO ON-STREET PARKING PERMITTED ALONG THE PRIVATE ROADWAYS EXCEPT OFF-STREET PARKING AREAS AS SHOWN ON THE DRAWINGS.

FILING NO. 2 TO REMAIN TYPICAL LOT SETBACK DIAGRAMS



LOT TYPICAL NOTES FOR ALL LOTS:

1. LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/EGRESS CONFIGURATION.
2. TRANSITIONS
3. STENCILING PERMITTED BETWEEN UNITS AT THE FRONT AND REAR OF THE HOUSE ONLY. STENCILING SHALL BE PERMITTED WITHIN THE FRONT YARD SETBACK.
4. THERE SHALL BE NO FENCING PERMITTED WITHIN THE FRONT YARD SETBACK.
5. 10' MINIMUM SEPARATION BETWEEN MAIN HOUSE STRUCTURES.
6. 5' PUBLIC UTILITY EASEMENT TO BE PROVIDED ALONG THE FRONT OF ALL LOTS.
7. DISTANCE EASEMENT: IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A DISTANCE EASEMENT MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT TRIANGLE MUST BE PROVIDED AT THE POINT OF CROSSING.
8. THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT MAINTENANCE OF A SIGHT TRIANGLE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY. NO LANDSCAPING SHALL OBSTRUCT SIGHT TRIANGLES FOR SIDEWALKS AROUND OUTLITS TO SIDEWALKS, DRIVEWAYS, AND OTHER ENCOUNTERS SPACES PER THE ENGINEERING CRITERIA MANUAL.

DIMENSIONAL STANDARDS FOR FILING NO. 2 LOTS

1. MINIMUM LOT AREA: SINGLE FAMILY: 3,000 SF
 2. MAXIMUM IMPERVIOUS COVER: NO MAXIMUM
 3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
 4. MAXIMUM STRUCTURAL HEIGHT: THIRTY FEET (30') OR AS OTHERWISE SHOWN
 5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
 6. SETBACK REQUIREMENTS (SEE DETAILS)
 7. FRONT: 10' BUILDING FRONT: 10' MIN. BETWEEN BUILDINGS)
 8. 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

FILING NO. 2 PUD DETAILS

DT03

SHEET 4 OF 34

PCD FILE NO.: PVTSP-21-003

CONSULTANTS



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OWNER/DEVELOPER

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COLORADO SPRINGS, CO 80921
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KEY MAP

PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP
AMENDMENT

EL PASO COUNTY, CO

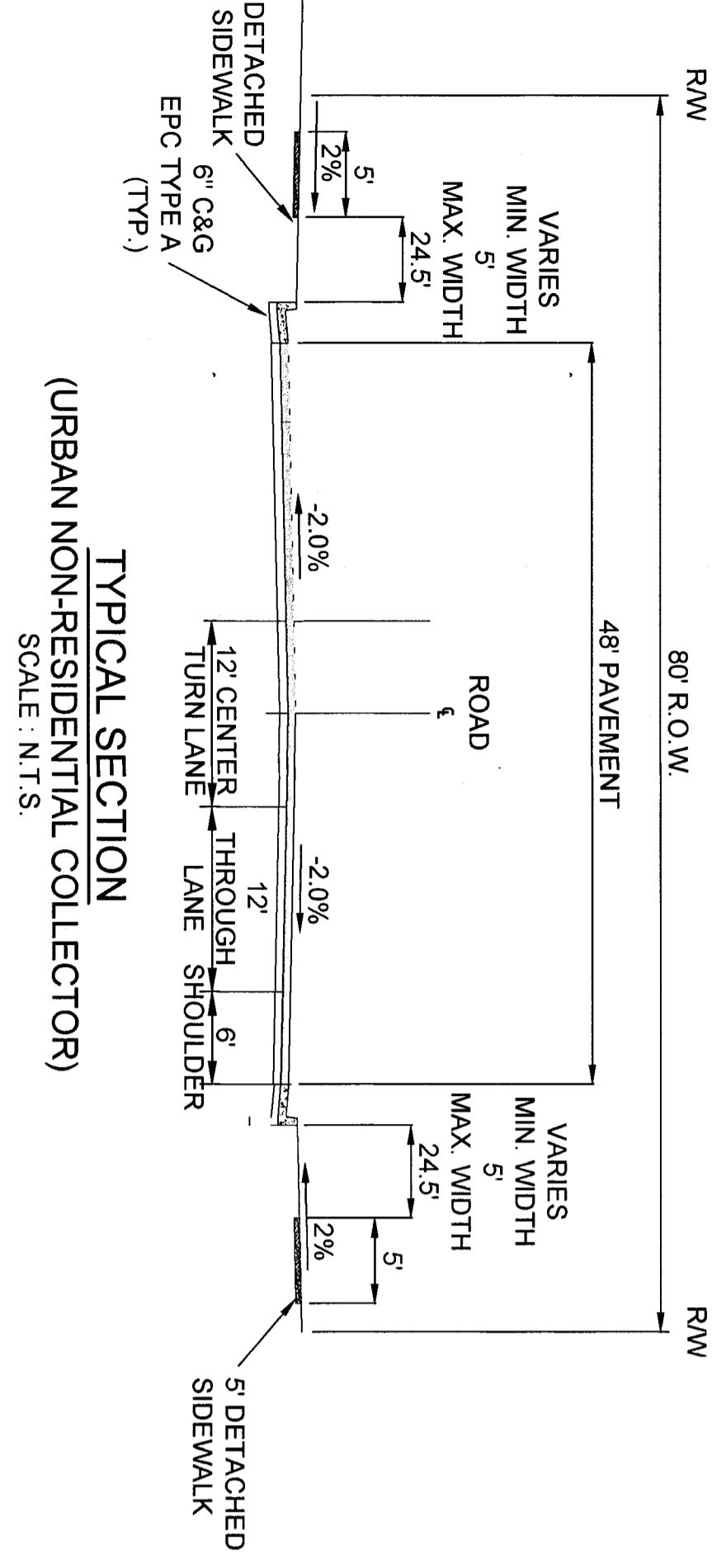
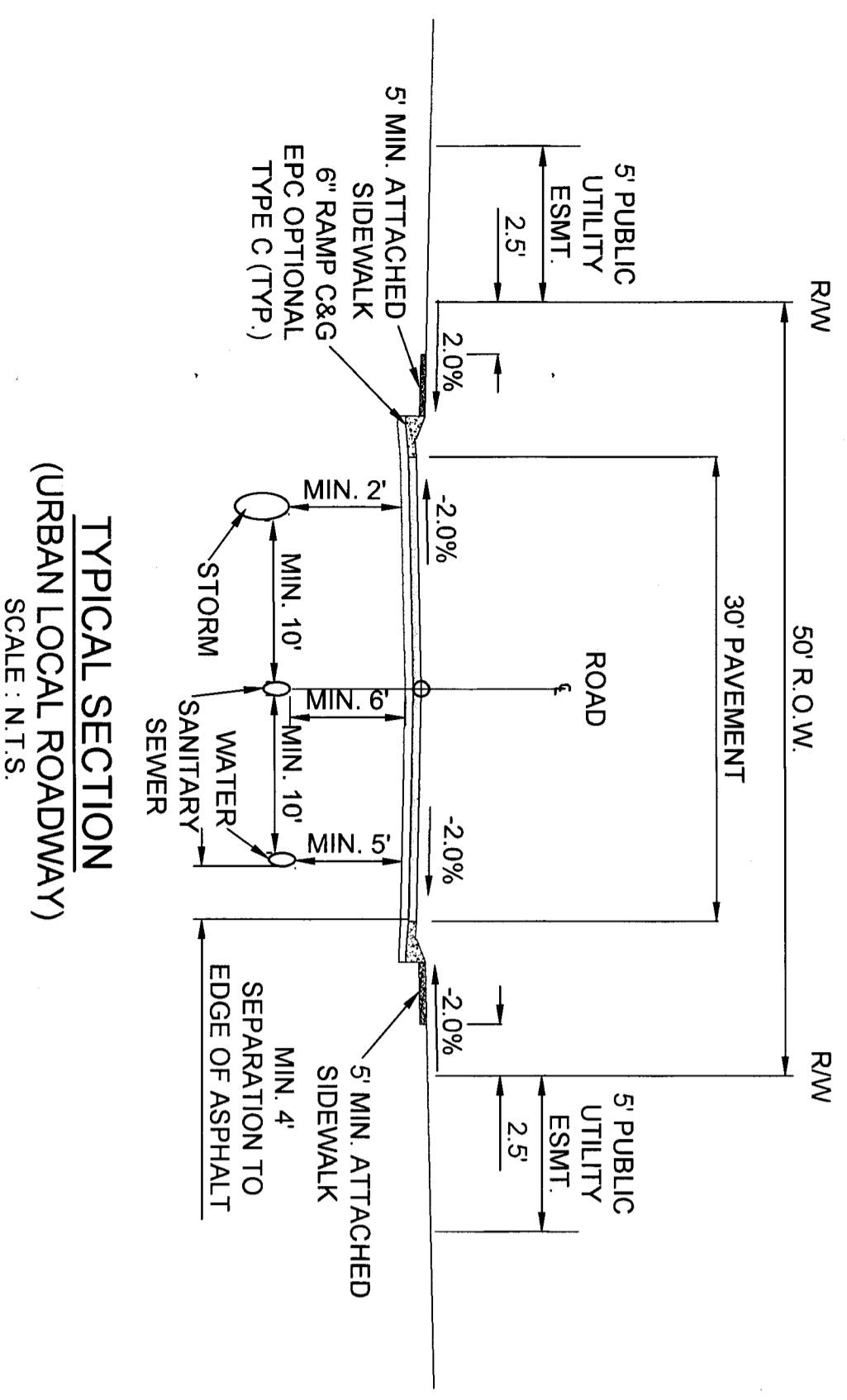
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NO.	DATE	DESCRIPTION	BY
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1	04/23/2021	SECOND CITY SUBMITTAL	
3	06/17/2021	FOR SIGNATURE	

DRAWING INFORMATION:

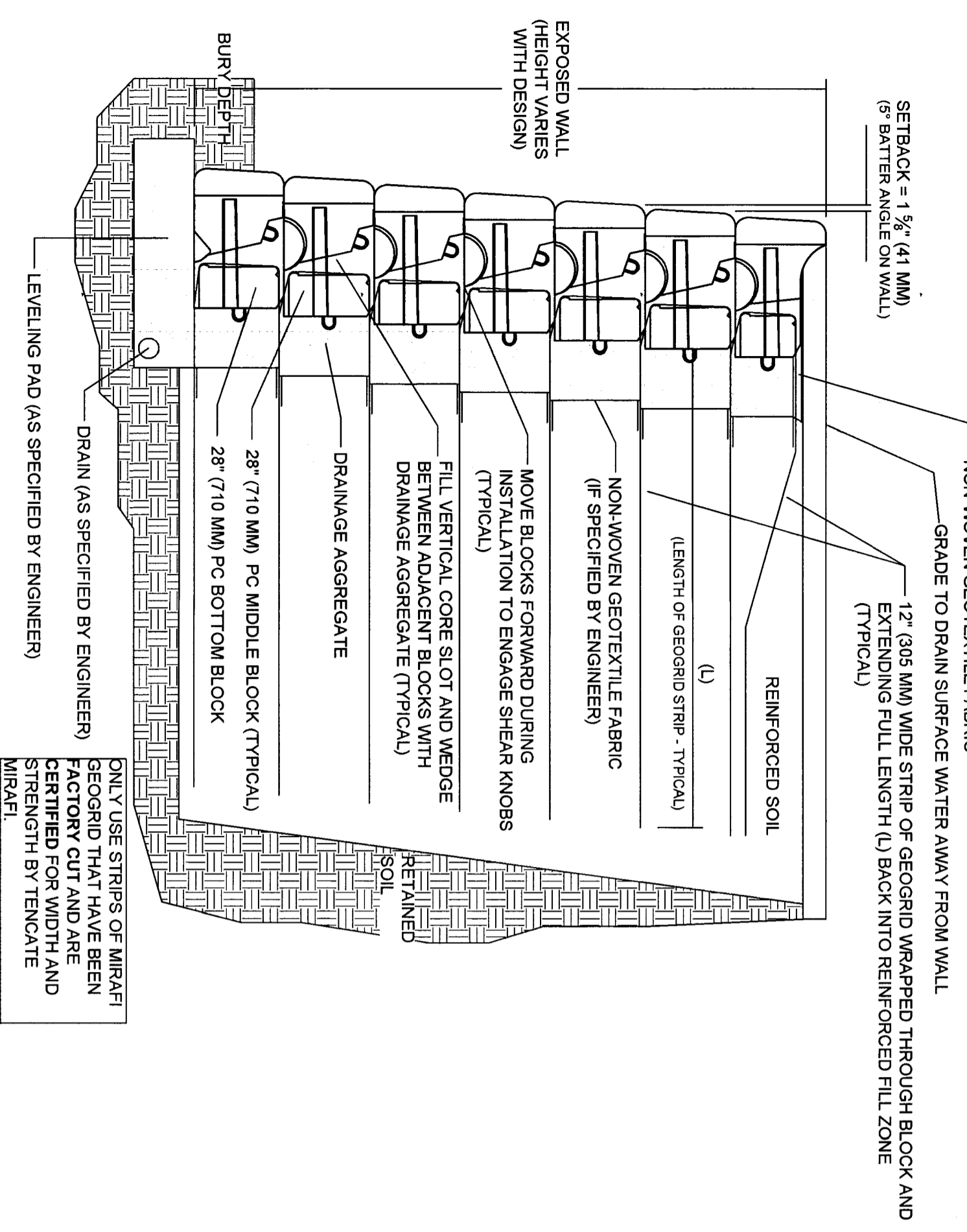
PROJECT NO.	20 886 028
DRAWN BY:	LCB
CHECKED BY:	NMS
APPROVED BY:	NMS
SHEET TITLE:	

TYPICAL STREET CROSS-SECTIONS

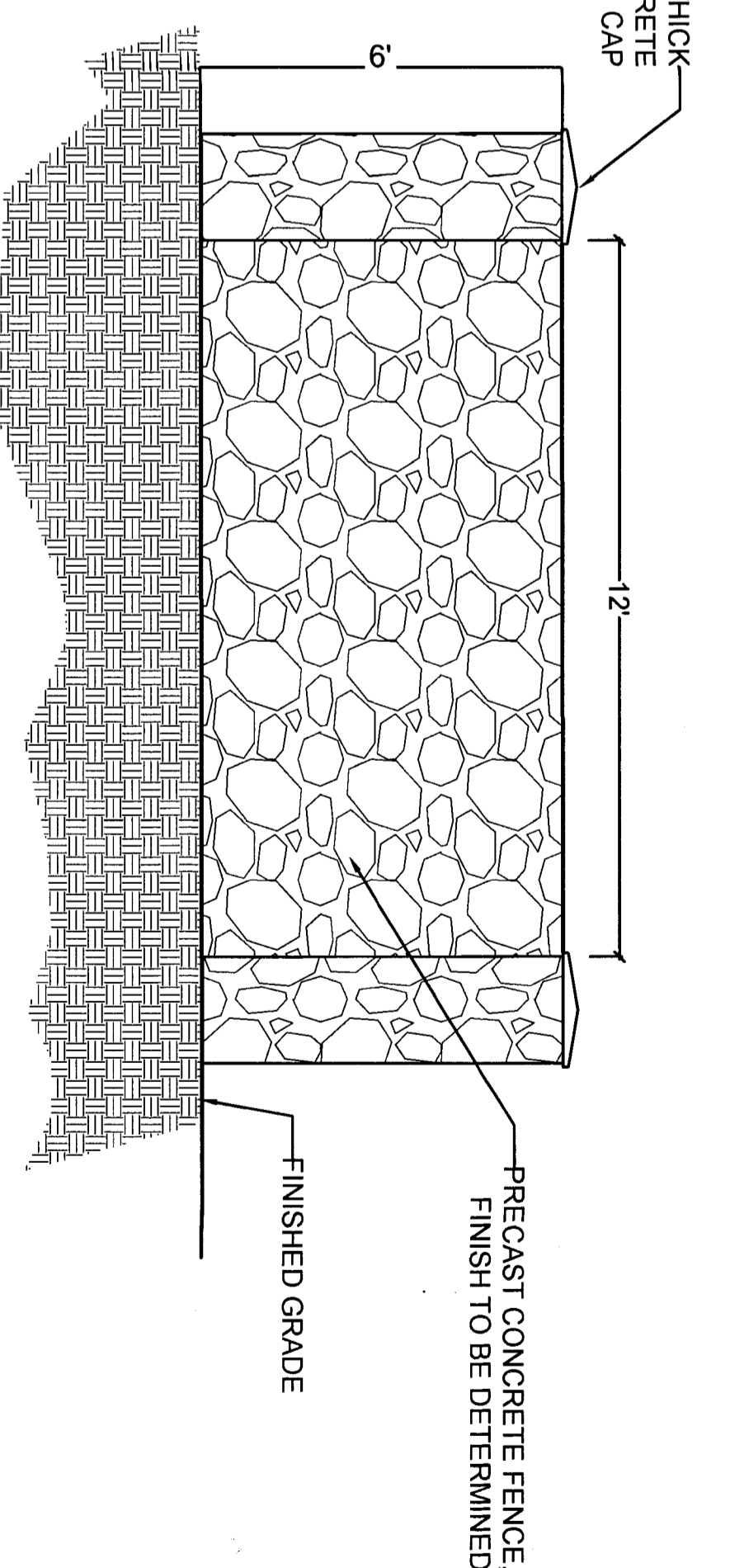
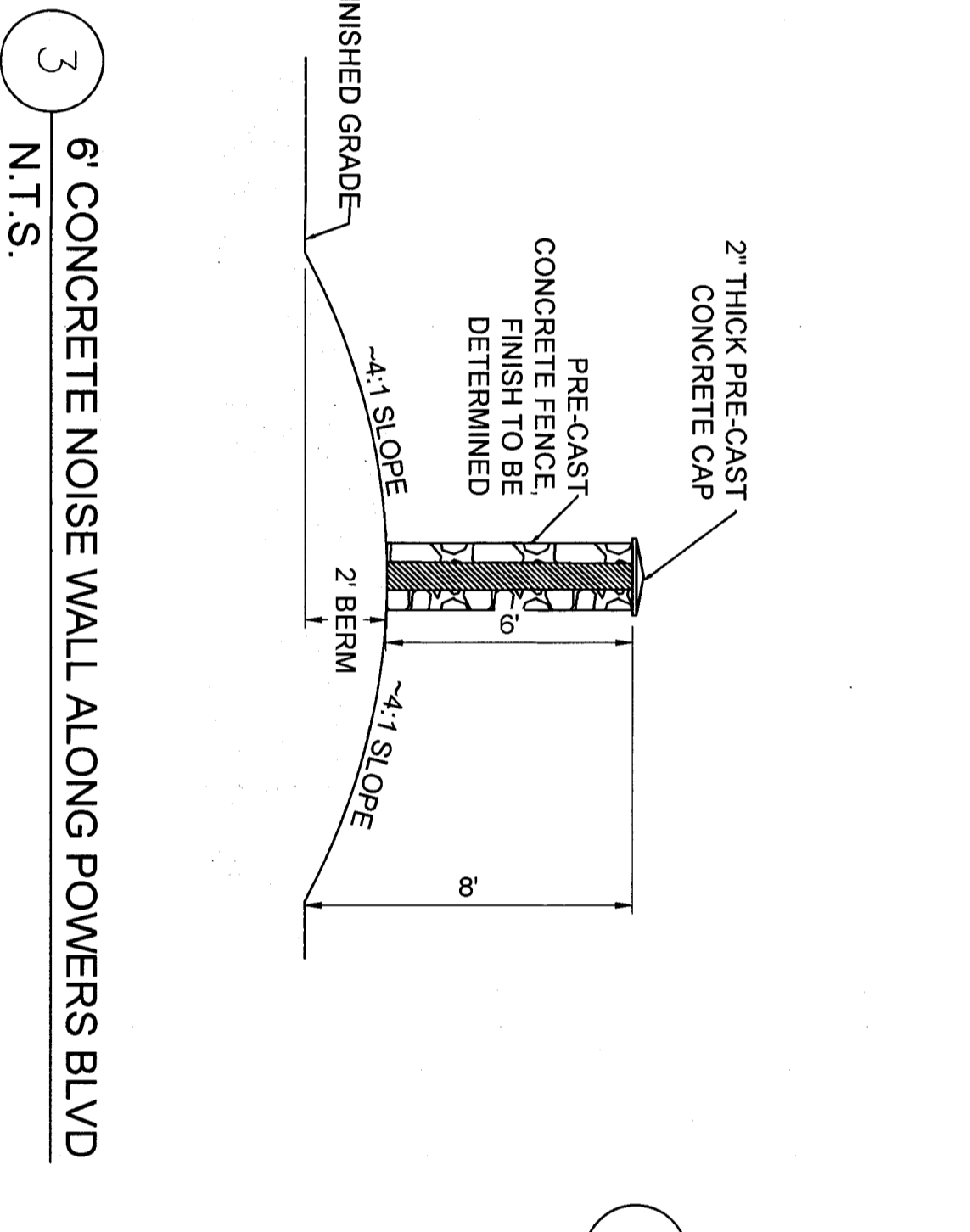
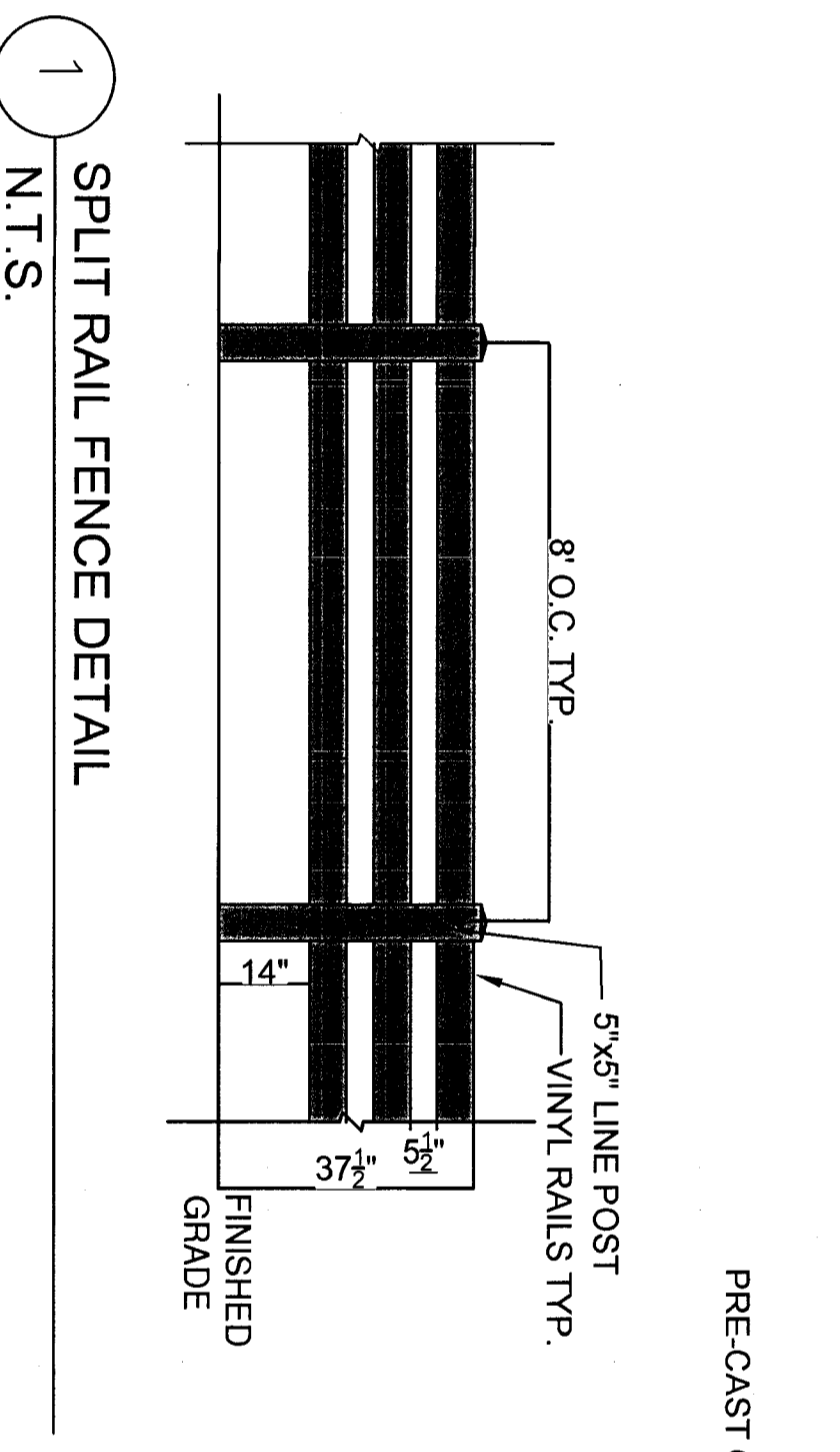


- PUBLIC STREETS**
1. ALL PUBLIC STREETS AS ILLUSTRATED ON THE DRAWINGS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEPOSITED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
 2. THE DESIGN OF ALL PUBLIC STREETS AS ILLUSTRATED ON THIS PLAN 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 PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL KNUCKLE DETAIL FIGURE SD 2-77.

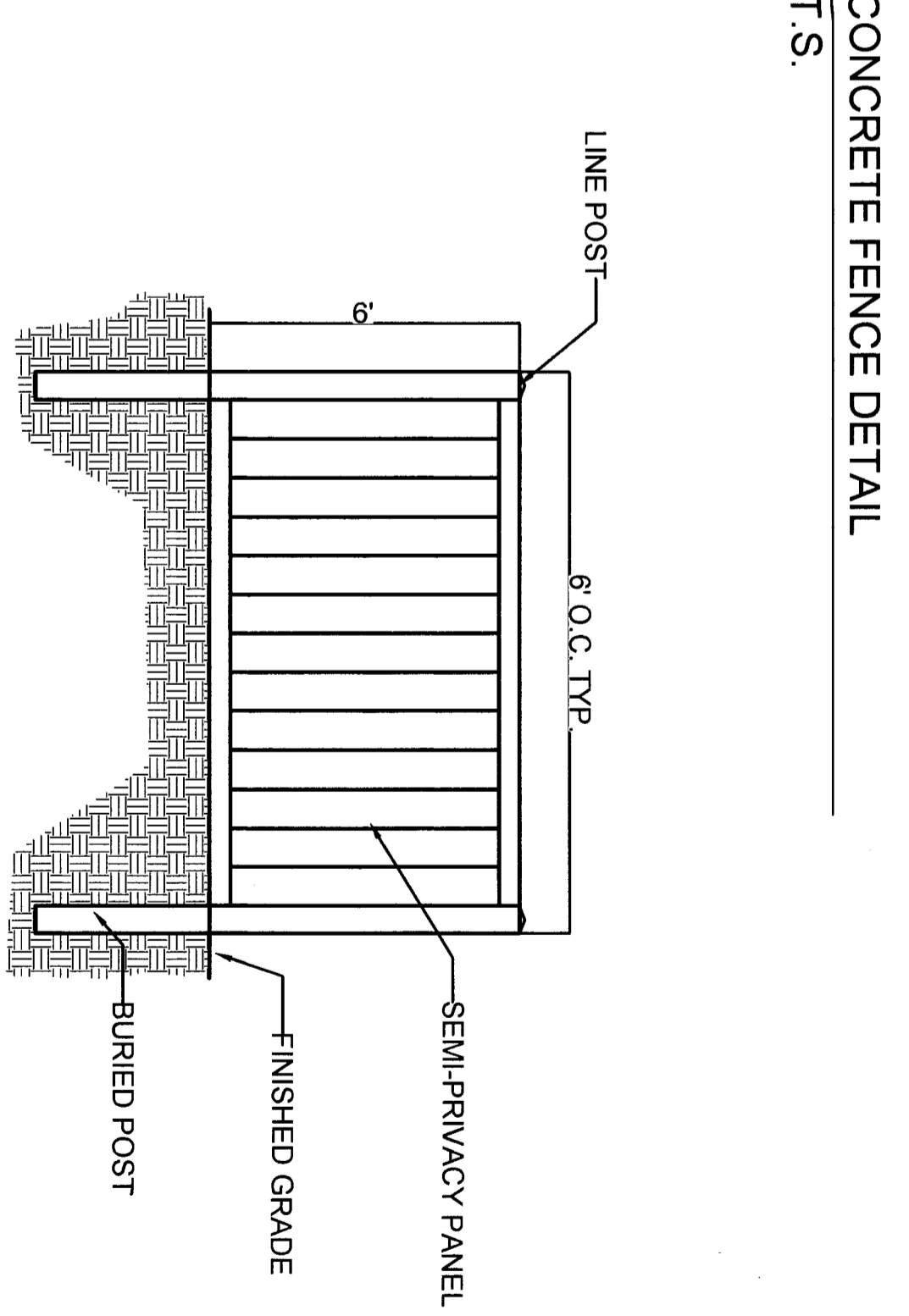
NOTE:
ONE DEGREE OR ZERO DEGREE BATTER ANGLE WALLS ARE AVAILABLE USING BLOCKS WITH 7/8" (98.0 MM) OR 6 3/4" (171 MM) KNUCKS (SPECALITY ITEMS)



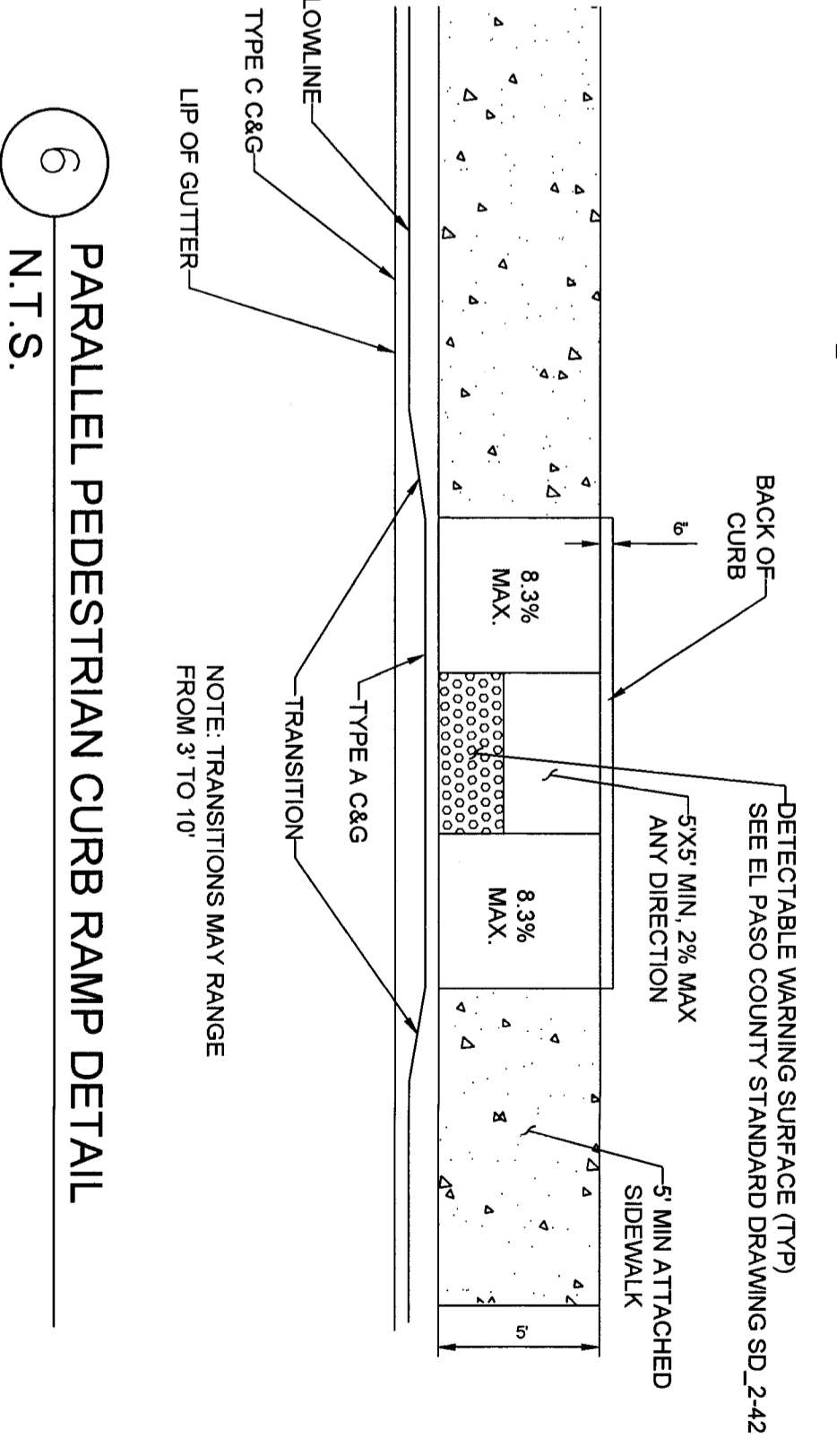
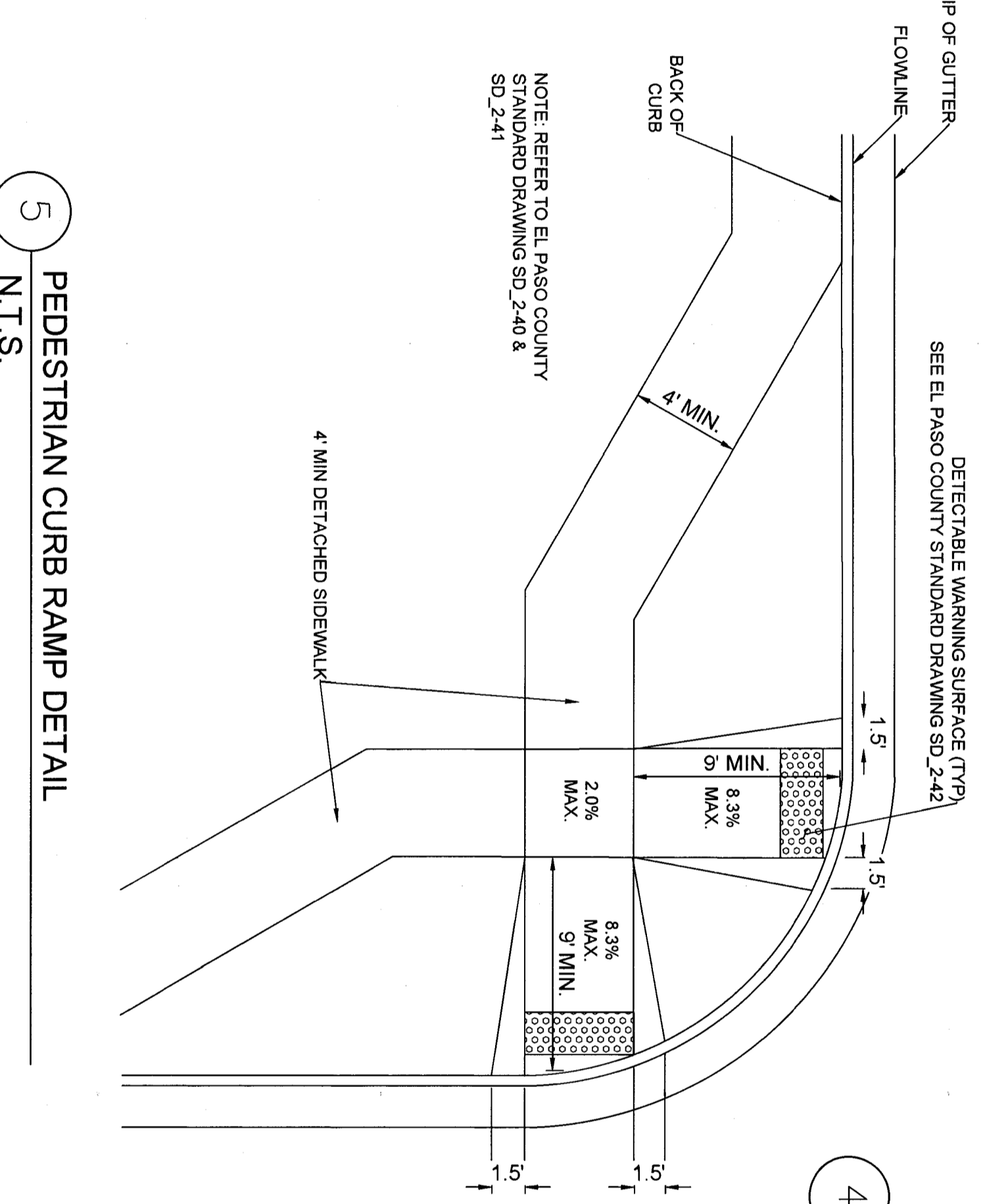
THIS DRAWING IS FOR REFERENCE ONLY. DETERMINATION OF THE SUITABILITY AND/OR MANNER OF USE OF ANY DETAILS CONTAINED IN THIS DOCUMENT IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER OF RECORD. FINAL PROJECT DESIGNS, INCLUDING ALL CONSTRUCTION DETAILS, SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER USING THE ACTUAL CONDITIONS OF THE PROPOSED SITE.



- NOTE:**
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



- 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.



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PHONE: (719) 382-9493

PROJECT:		TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT	
EL PASO COUNTY, CO			
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DRAWN BY: LCB			
CHECKED BY: NMS			
APPROVED BY: NMS			
SHEET TITLE:			

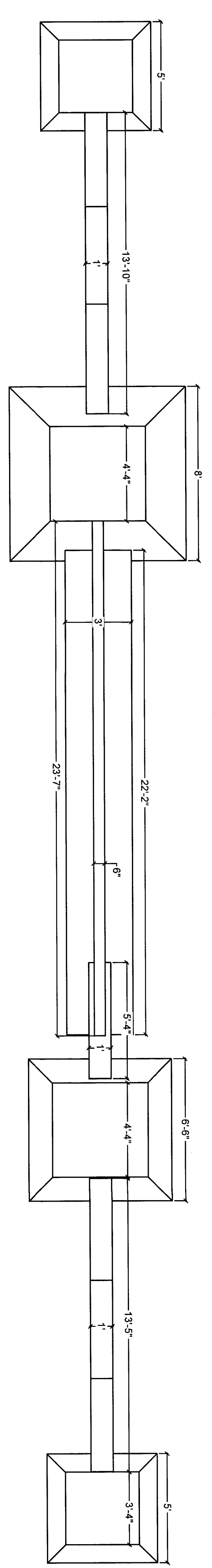
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DT04

SHEET 5 OF 34

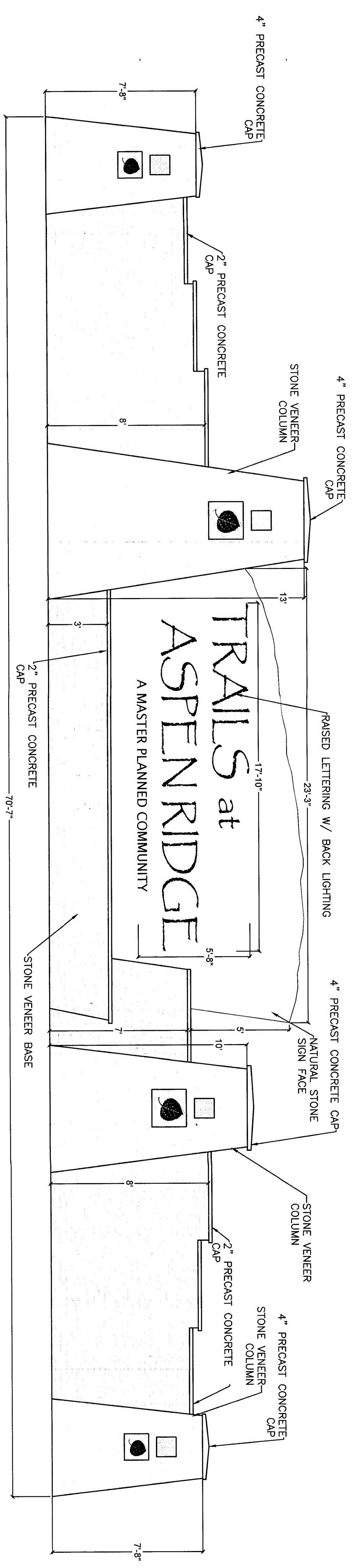
PUD SP - 21 - 003

2 2113578 8
7-16-2021



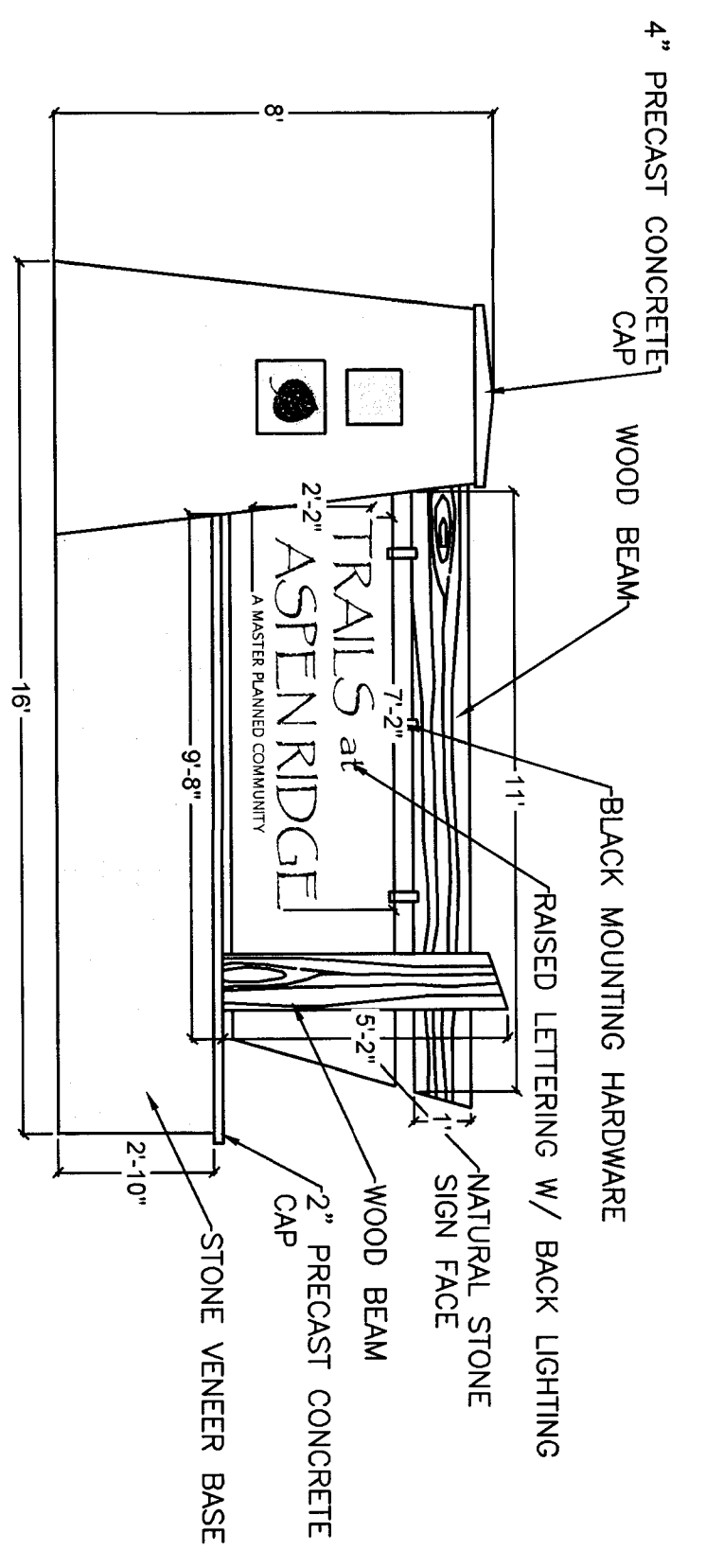
MAIN ENTRANCE SIGN (PLAN VIEW)

NTS



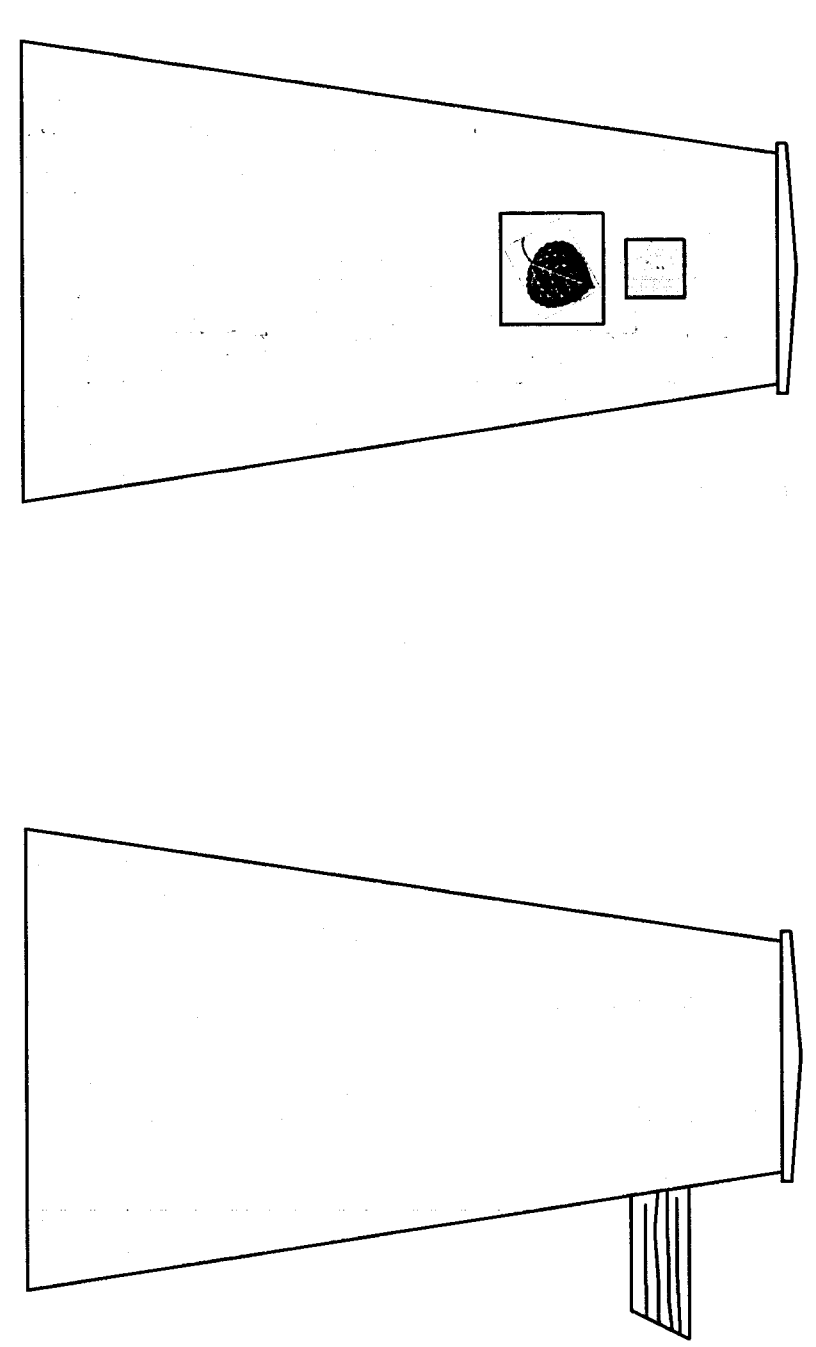
MAIN ENTRANCE SIGN LOCATED IN TRACT H (FRONT VIEW)

NTS



SECONDARY SIGN LOCATED IN TRACT G (FRONT VIEW)

NTS



COLUMN DETAIL (FRONT AND SIDE VIEW)

NTS

CONSULTANTS
Matrix
 PLANNER LANDSCAPE ARCHITECT CIVIL ENGINEER
 2439 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0288
 FAX: (719) 575-0288
 OWNER/DEVELOPER:
 COLA LLC
 555 MIDDLE CREEK Pkwy, SUITE 900
 COLORADO SPRINGS, CO 80921
 PHONE: (719) 580-9453

DRAWING INFORMATION:	
PROJECT NO.	20 886 028
DRAWN BY:	LCB
CHECKED BY:	NMS
APPROVED BY:	NMS
SHEET TITLE	

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	
1	04/23/2021	SECOND CITY SUBMITTAL	
3	09/17/2021	FOR SIGNATURE	

PROJECT:	
PROJECT:	TRAILS AT ASPEN RIDGE PUDSP AMENDMENT
EL PASO COUNTY, CO	
REVISION: 2021	

PUD DETAILS

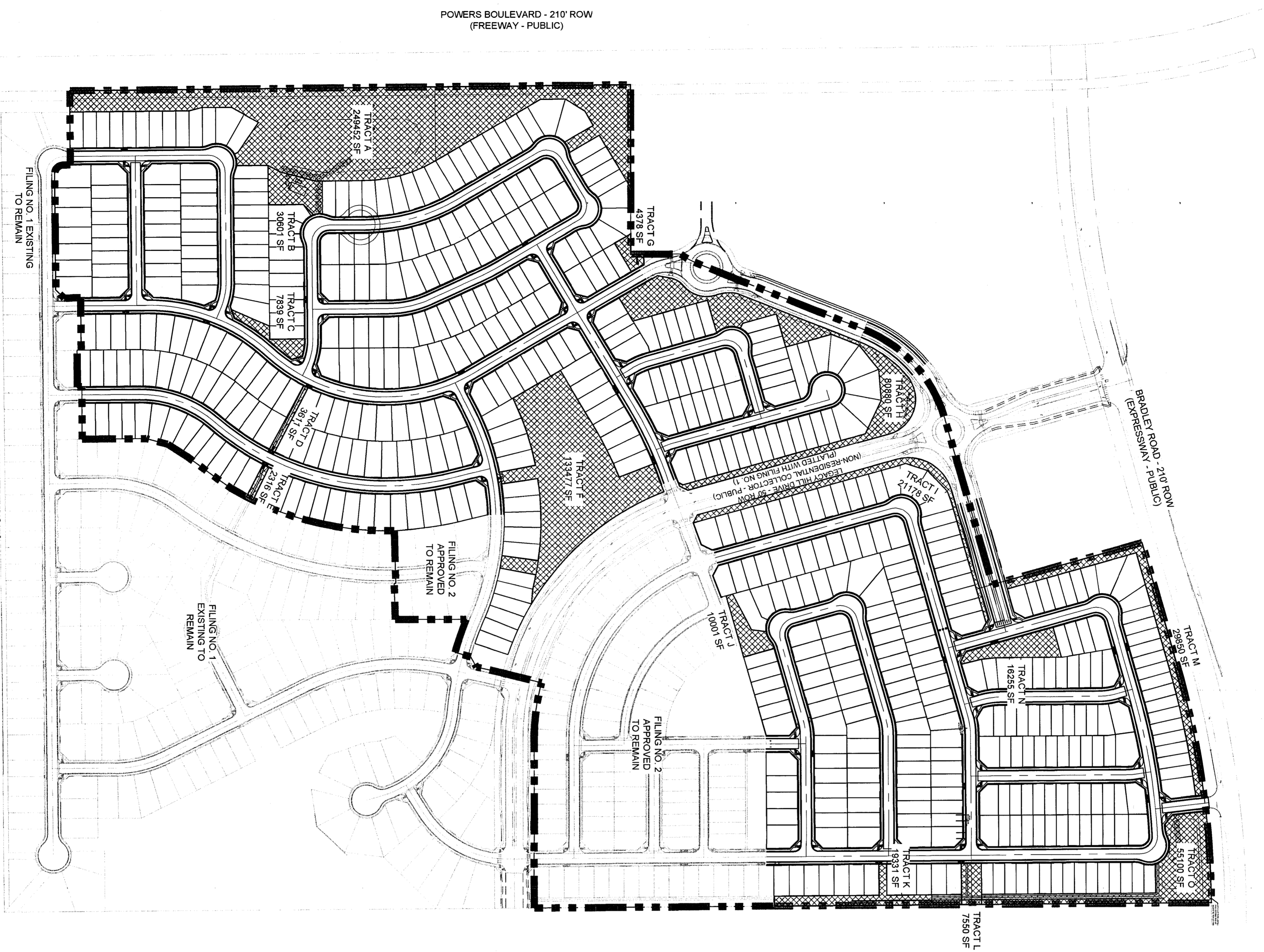
DT05

SHEET 6 OF 34

POD FILE NO.: PUDSP. 21. 003

22 1135788
 7-16-2021

TRACT MAP



TRACT	AREA (SQUARE FEET)	LANDSCAPE/PARK OPEN SPACE/TRAIL	MAILBOX KIOSKS	SIGNAGE/PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	WATER PUMP HOUSE FACILITY	OWNED/MAINTAINED BY
A	264,257	X		X	X	X		WATERVIEW II METRO DISTRICT
B	15,960	X		X	X	X	X	WATERVIEW I METRO DISTRICT
C	7,839	X	X	X	X	X	X	WATERVIEW I METRO DISTRICT
D	3,611	X	X	X	X	X	X	WATERVIEW I METRO DISTRICT
E	2,316	X	X	X	X	X	X	WATERVIEW I METRO DISTRICT
F	133,477	X	X	X	X	X	X	WATERVIEW I METRO DISTRICT
G	4,378	X		X	X	X	X	WATERVIEW I METRO DISTRICT
H	80,860	X		X	X	X	X	WATERVIEW I METRO DISTRICT
I	21,178	X		X	X	X	X	WATERVIEW I METRO DISTRICT
J	10,001	X		X	X	X	X	WATERVIEW I METRO DISTRICT
K	19,351	X		X	X	X	X	WATERVIEW I METRO DISTRICT
L	75,592	X		X	X	X	X	WATERVIEW I METRO DISTRICT
M	26,252	X		X	X	X	X	WATERVIEW I METRO DISTRICT
N	48,252	X		X	X	X	X	WATERVIEW I METRO DISTRICT
O	55,100	X	X	X	X	X	X	WATERVIEW I METRO DISTRICT
TOTAL TRACT AREA: 671,982 SF (15.4289 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 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 SINGLE FAMILY RESIDENTIAL PER REVIEW AND APPROVAL OF AN AMENDED PLAT BY EL PASO COUNTY.
 3. MAIL KIOSKS SHALL NOT BE PLACED ALONG LEGACY HILL OR FRONTSIDE DRIVE FRONTAGES OR ALONG SIDEWINDER DRIVE ADJACENT TO THE ROUNDABOUT

POWERS BOULEVARD - 210' ROW
(FREEWAY - PUBLIC)

221135788
7-16-2021



GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

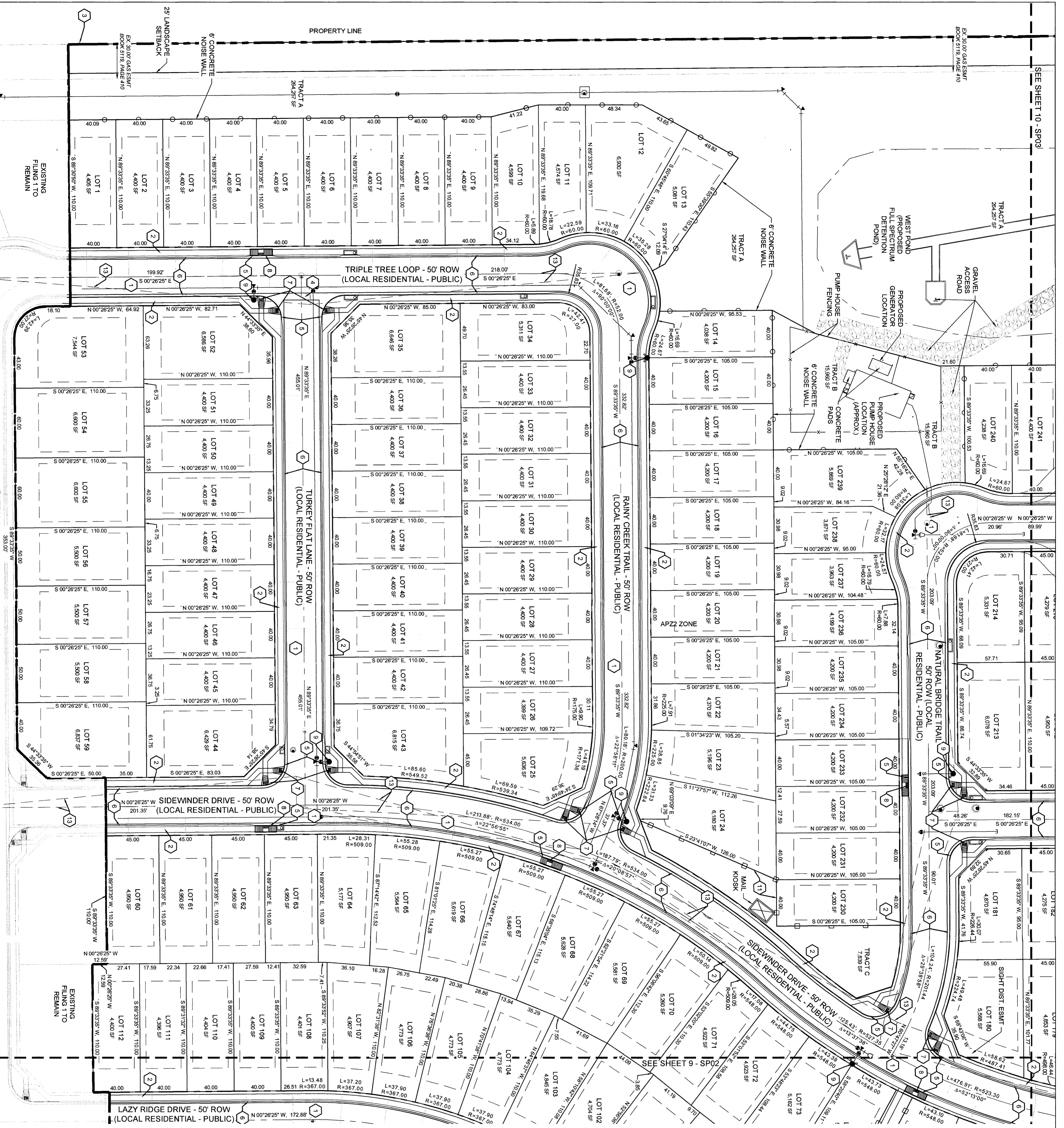
CONSULTANTS



2439 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 525-5400
FAX: (719) 525-5400

OWNER/DEVELOPER
COLLA LLC
555 MIDDLE CREEK PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80921
PHONE: (719) 525-5400

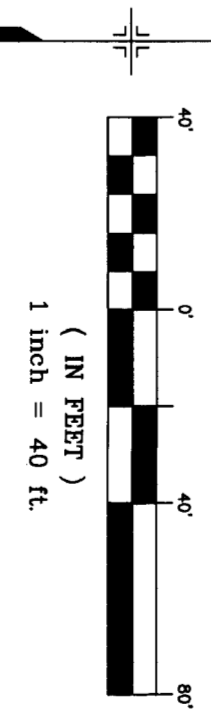
PROJECT: TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT			
EL PASO COUNTY, CO FEBRUARY 2021			
NO.	DATE	DESCRIPTION	BY
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1	04/29/2021	SECOND CITY SUBMITTAL	
3	06/17/2021	FOR SIGNATURE	
DRAWING INFORMATION: PROJECT NO.: 201886.028 DRAWN BY: LCB CHECKED BY: NMS APPROVED BY: NMS SHEET TITLE:			
PUD DETAILS		DT06	
SHEET 7 OF 34		PUDSP-21-003	



LEGEND

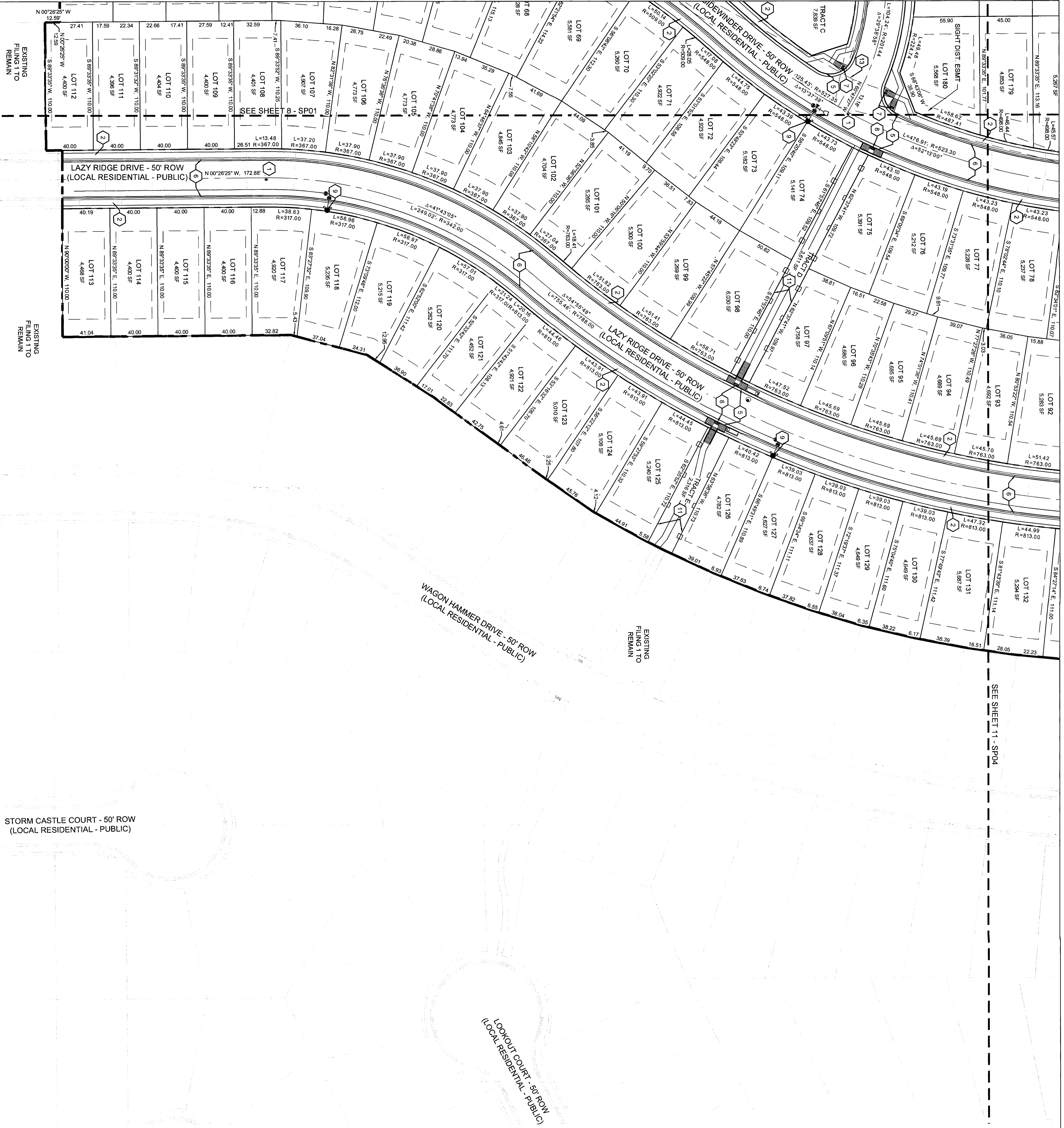
- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE ATTACHED SIDEWALK (S' TYPICAL)
 - 3 6" CONCRETE FENCE (SEE DT04 FOR DETAIL)
 - 4 CONCRETE CROSSSPAN (S' TYPICAL)
 - 5 CURB AND GUTTER (EPC TYPE A)
 - 6 CURB AND GUTTER (EPC OPTIONAL TYPE C)
 - 7 PEDESTRIAN CURB RAMP
 - 8 PARALLEL PEDESTRIAN CURB RAMP
 - 9 PROPOSED FIRE HYDRANT LOCATION
 - 10 RETAINING WALL (SEE DT04 FOR DETAIL)
 - 11 5' SPLIT RAIL VINYL FENCE (SEE DT04 FOR DETAIL)
 - 12 5' VINYL FENCE (SEE DT04 FOR DETAIL)
 - 13 SIGHT TRIANGLE
- PROPOSED EASEMENT
 - LANDSCAPE SETBACK
 - PROPERTY BOUNDARY
 - SHEET MATCHLINE
 - CONCRETE FENCE
 - VINYL FENCE
 - SIGHT TRIANGLE
 - PROPOSED UTILITY STRUCTURES
- NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADI AT INTERSECTIONS ARE 20'.

GRAPHIC SCALE



221135788
7-16-2021

<p>CONSULTANTS Matrix 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80921 PHONE: (719) 579-0100 FAX: (719) 579-0288</p>																	
<p>OWNER/DEVELOPER COLA LLC 565 MIDDLE CREEK PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80921 PHONE: (719) 382-9493</p>																	
<p>PROJECT: TRAILS AT ASPEN RIDGE PUDSP AMENDMENT</p>																	
<p>EL PASO COUNTY, CO FEBRUARY 2021 REVISION HISTORY:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>02/05/2021</td> <td>FIRST CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>1</td> <td>04/23/2021</td> <td>SECOND CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>3</td> <td>09/17/2021</td> <td>FOR SIGNATURE</td> <td></td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	BY	0	02/05/2021	FIRST CITY SUBMITTAL		1	04/23/2021	SECOND CITY SUBMITTAL		3	09/17/2021	FOR SIGNATURE	
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<p>PRELIMINARY SITE PLAN</p>																	
<p>SP01</p>																	
<p>SHEET 8 OF 34</p>																	
<p>PDD FILE NO.: PUDSP-21-005</p>																	



WAGON HAMMER DRIVE - 50' ROW
(LOCAL RESIDENTIAL - PUBLIC)

STORM CASTLE COURT - 50' ROW
(LOCAL RESIDENTIAL - PUBLIC)

LOOKOUT COURT - 50' ROW
(LOCAL RESIDENTIAL - PUBLIC)

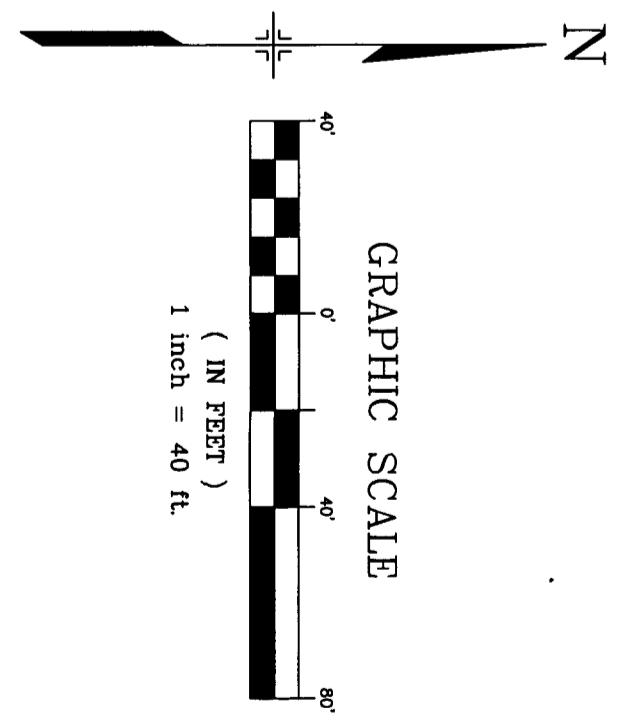
SEE SHEET 11 - SP04

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6" TYPICAL)
- 3 CONCRETE FENCE (SEE DT04 FOR DETAIL)
- 4 CONCRETE CROSSSPAN (6" TYPICAL)
- 5 CURB AND GUTTER (EPC OPTIONAL TYPE A)
- 6 CURB AND GUTTER (EPC OPTIONAL TYPE C)
- 7 PEDESTRIAN CURB RAMP
- 8 PARALLEL PEDESTRIAN CURB RAMP
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- 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
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- CONCRETE FENCE
- VINYL FENCE
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- PROPOSED UTILITY STRUCTURES

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



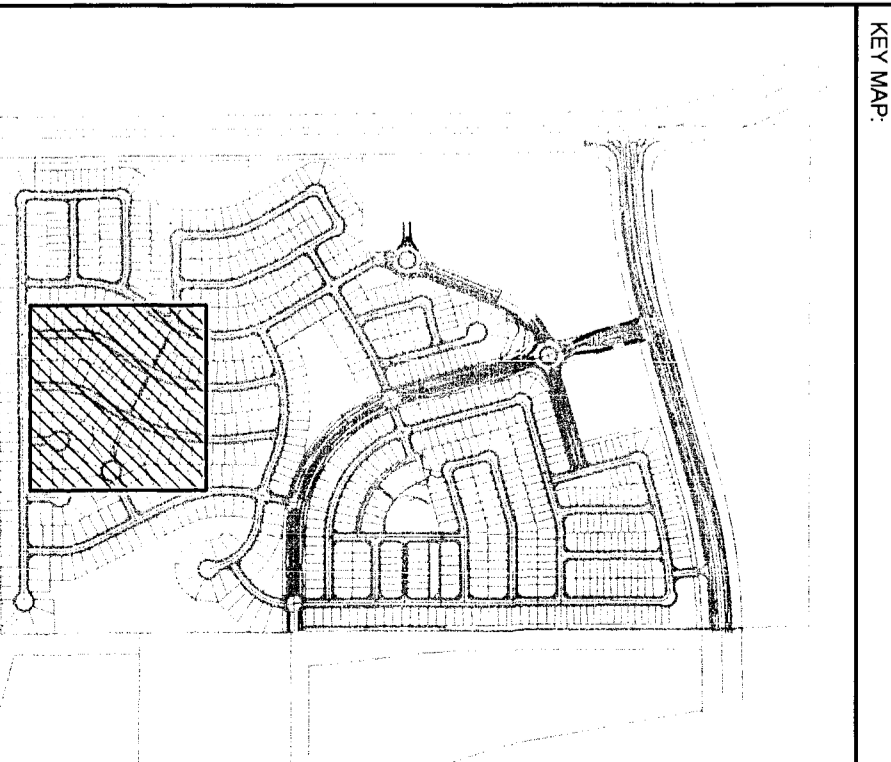
221135788
7-16-2021

CONSULTANTS



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80921
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER
COLA LLC
555 N. HIGHLAND STREET, SUITE 300
COLORADO SPRINGS, CO 80921
PHONE: (719) 325-9433



PROJECT:
TRAILS AT ASPEN RIDGE PUDSP
AMENDMENT

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0	02/05/2021	FIRST CITY SUBMITTAL	
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3	06/17/2021	FOR SIGNATURE	

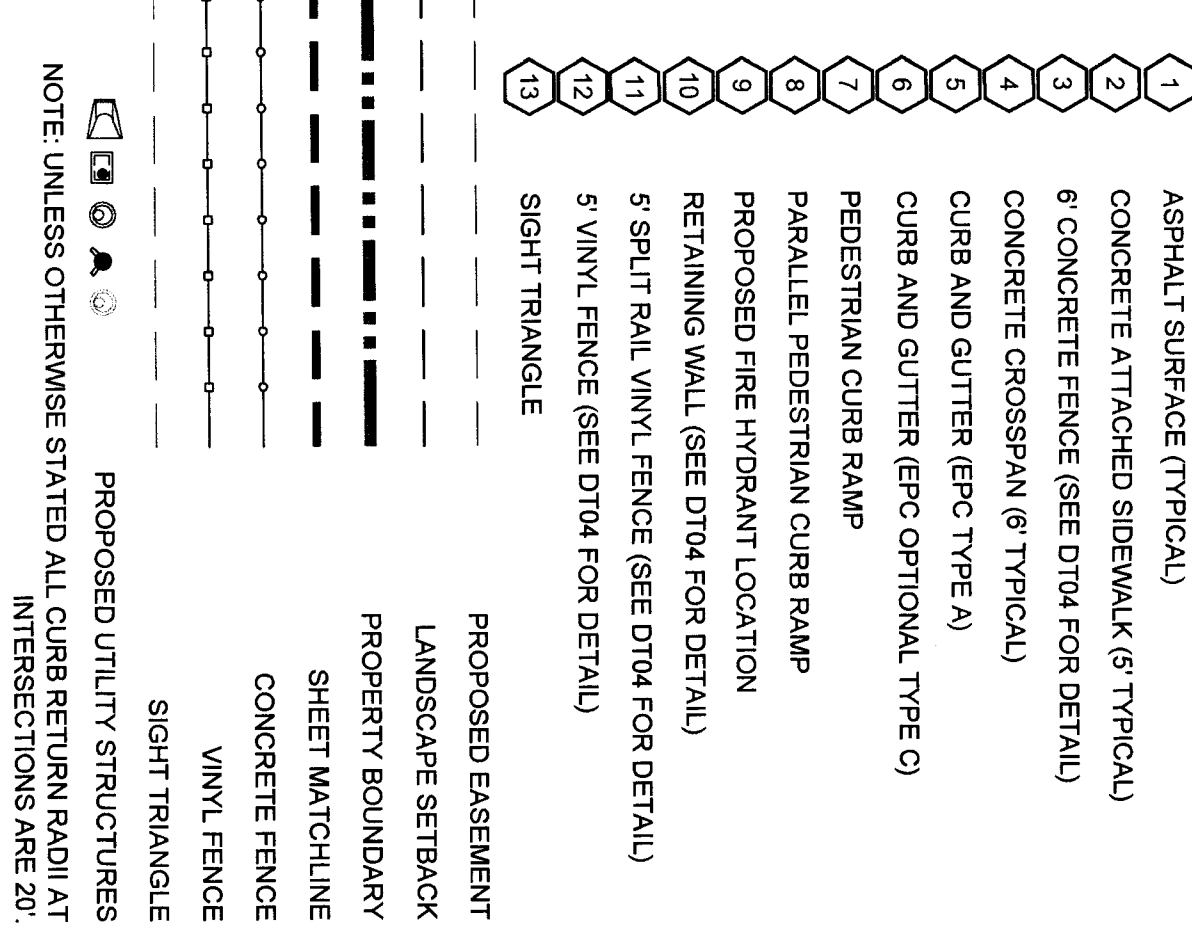
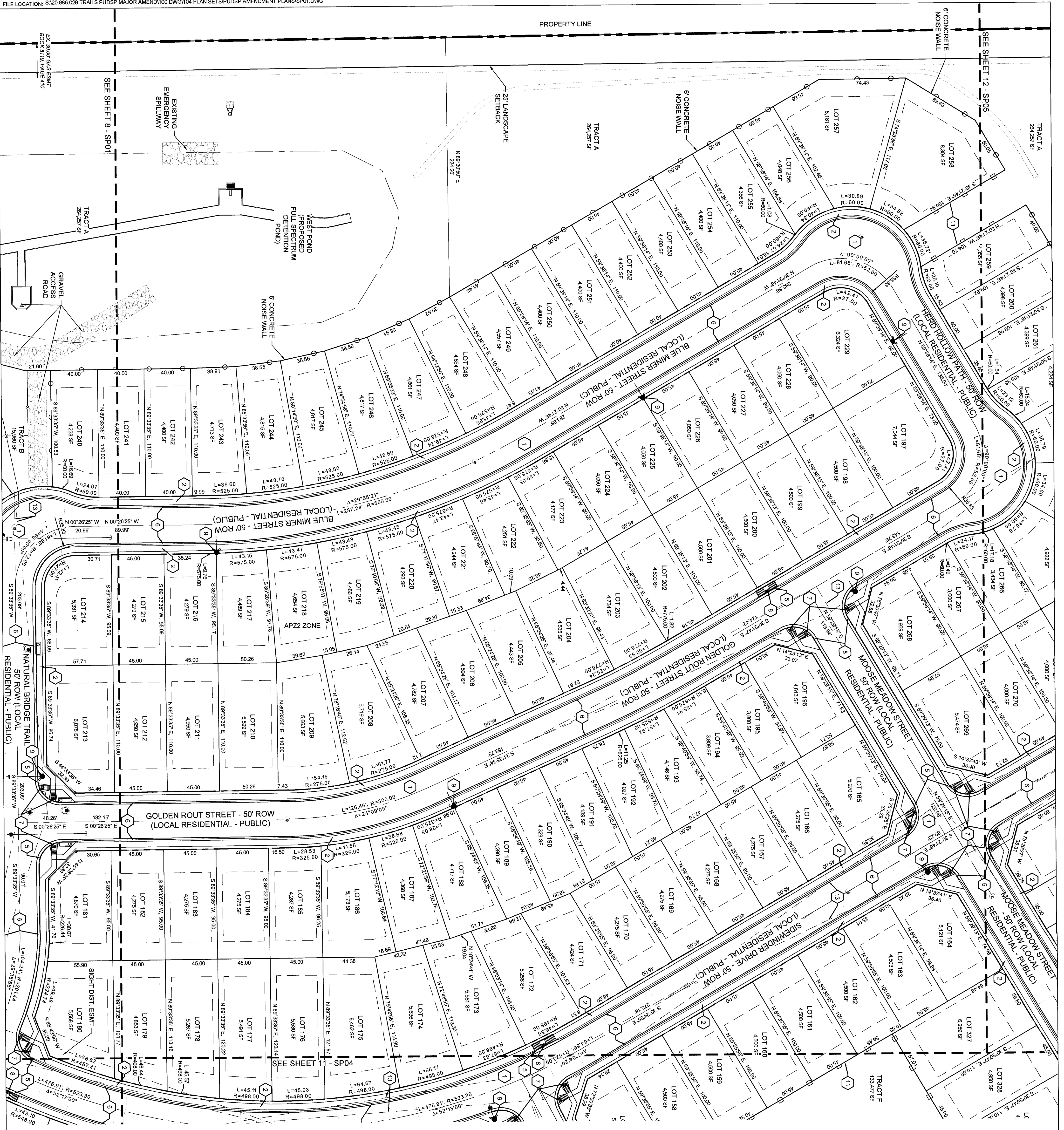
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PROJECT NO. 20 886 028
DRAWN BY: LCB
CHECKED BY: NMS
APPROVED BY: NMS

PRELIMINARY SITE
PLAN

SP02

SHEET 9 OF 34

POD FILE NO. PUDSP-21-005



CONSULTANTS:
Matrix
 PLANNER LANDSCAPE ARCHITECT CIVIL ENGINEER
 245 RESEARCH PARKWAY, SUITE 300
 DENVER, CO 80202
 PHONE: (719) 575-0200
 FAX: (719) 575-0208
 OWNERS/DEVELOPER:
 COLA LLC
 555 WADSWORTH AVENUE, SUITE 800
 DENVER, CO 80202
 PHONE: (719) 302-9443

PROJECT:
 TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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3	09/17/2021	FOR SIGNATURE	

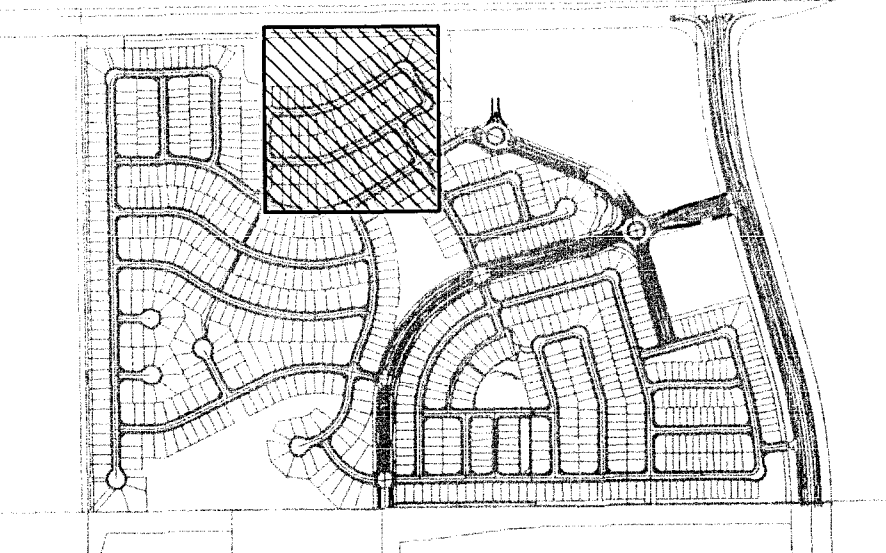
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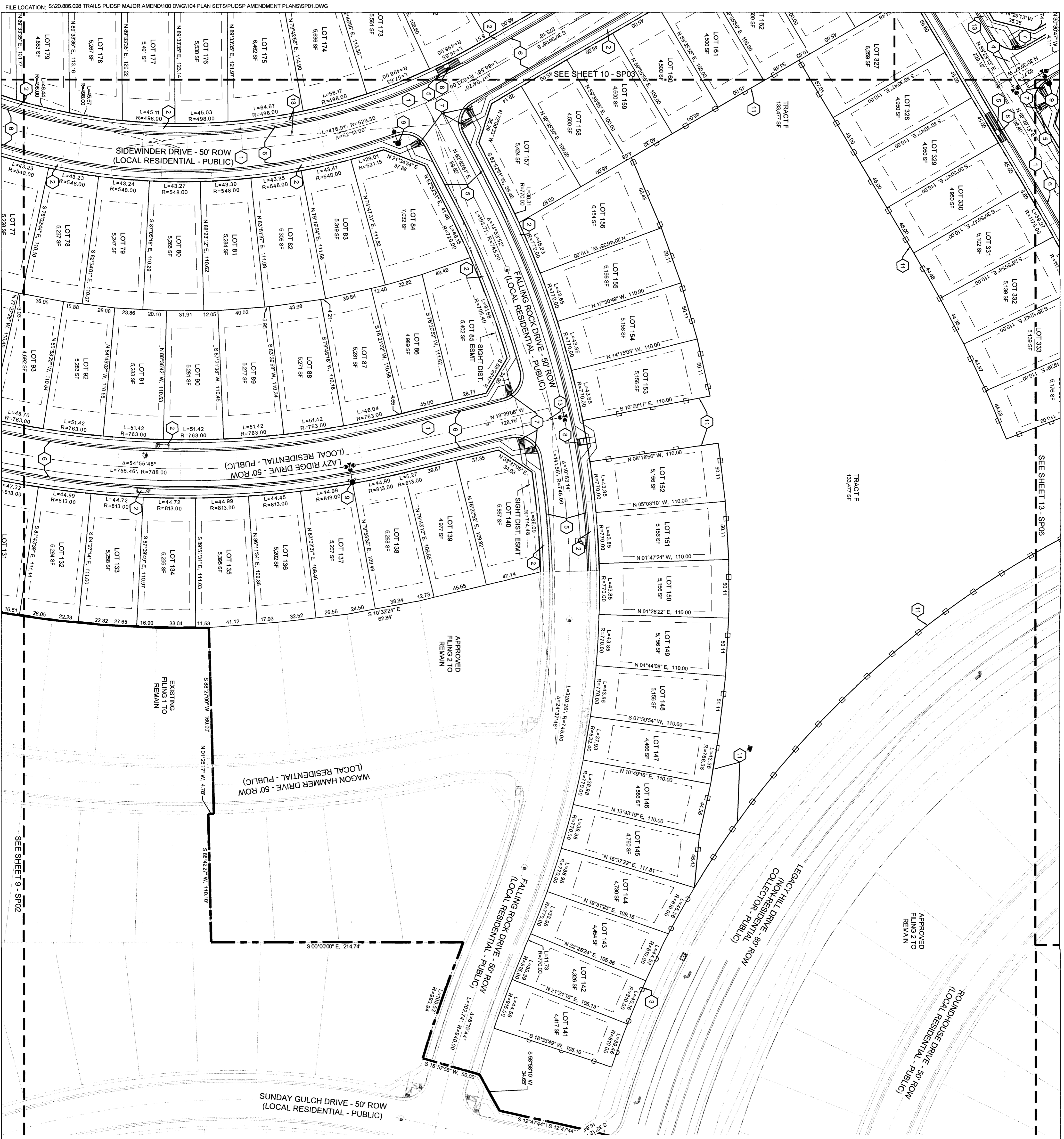
PRELIMINARY SITE PLAN

SP03

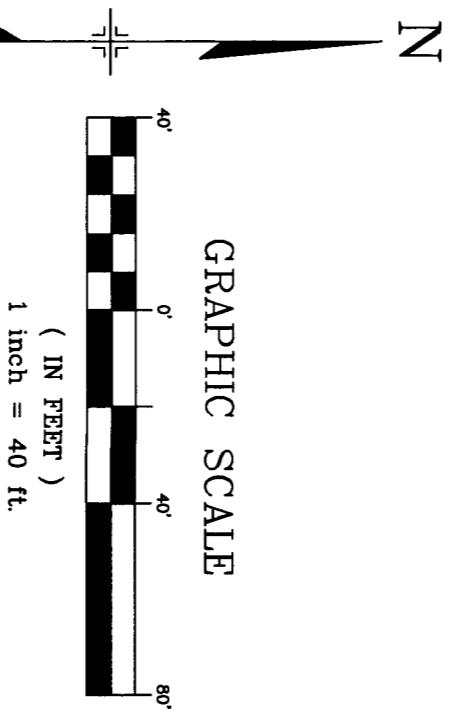
SHEET 10 OF 34

2-211-75788
 7-16-2021



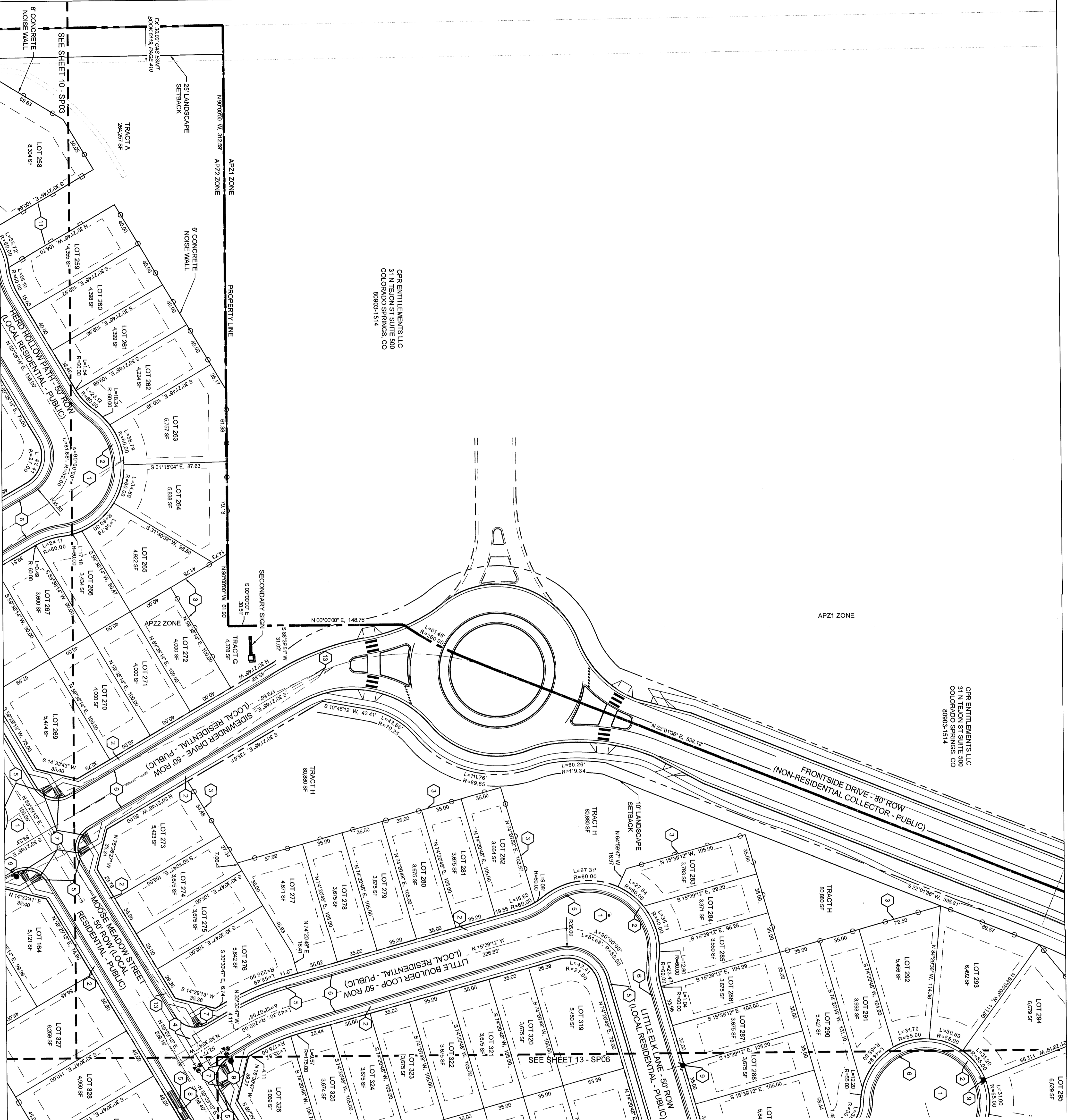


- ### LEGEND
- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE ATTACHED SIDEWALK (S) TYPICAL
 - 3 CONCRETE FENCE (SEE DT04 FOR DETAIL)
 - 4 CONCRETE CROSSSPAN (S) TYPICAL
 - 5 CURB AND GUTTER (EPC TYPE A)
 - 6 CURB AND GUTTER (EPC OPTIONAL TYPE C)
 - 7 PEDESTRIAN CURB RAMP
 - 8 PARALLEL PEDESTRIAN CURB RAMP
 - 9 PROPOSED FIRE HYDRANT LOCATION
 - 10 RETAINING WALL (SEE DT04 FOR DETAIL)
 - 11 SPLIT RAIL VINYL FENCE (SEE DT04 FOR DETAIL)
 - 12 5 VINYL FENCE (SEE DT04 FOR DETAIL)
 - 13 SIGHT TRIANGLE
- PROPOSED EASEMENT
 - LANDSCAPE SETBACK
 - PROPERTY BOUNDARY
 - SHEET MATCHLINE
 - CONCRETE FENCE
 - VINYL FENCE
 - SIGHT TRIANGLE
 - PROPOSED UTILITY STRUCTURES
- NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADI AT INTERSECTIONS ARE 20'.



221155788
7.16.2021

<p>CONSULTANTS</p> <p>Matrix PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER</p> <p>2455 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0258</p> <p>DMENDES@MATRIX.COM</p>	<p>COALA LLC 555 MIDDLE CREEK PARKWAY, SUITE 900 COLORADO SPRINGS, CO 80921 PHONE: (719) 825-9453</p>	<p>PROJECT: TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT</p> <p>EL PASO COUNTY, CO FEBRUARY 2021</p> <p>REVISION HISTORY:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>02/06/2021</td> <td>FIRST CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>1</td> <td>04/23/2021</td> <td>SECOND CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>3</td> <td>06/17/2021</td> <td>FOR SIGNATURE</td> <td></td> </tr> </tbody> </table> <p>DRAWING INFORMATION:</p> <p>PROJECT NO: 20.886.028 DRAWN BY: LCB CHECKED BY: NMS APPROVED BY: NMS SHEET TITLE:</p>	NO.	DATE	DESCRIPTION	BY	0	02/06/2021	FIRST CITY SUBMITTAL		1	04/23/2021	SECOND CITY SUBMITTAL		3	06/17/2021	FOR SIGNATURE		<p>PRELIMINARY SITE PLAN</p> <p style="font-size: 2em; font-weight: bold;">SP04</p> <p style="font-size: 1.5em;">SHEET 11 OF 34</p> <p>PUDSP-21-005</p>
NO.	DATE	DESCRIPTION	BY																
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CPR ENTITLEMENTS LLC
31 N TEJON ST SUITE 500
COLORADO SPRINGS, CO
80903-1514

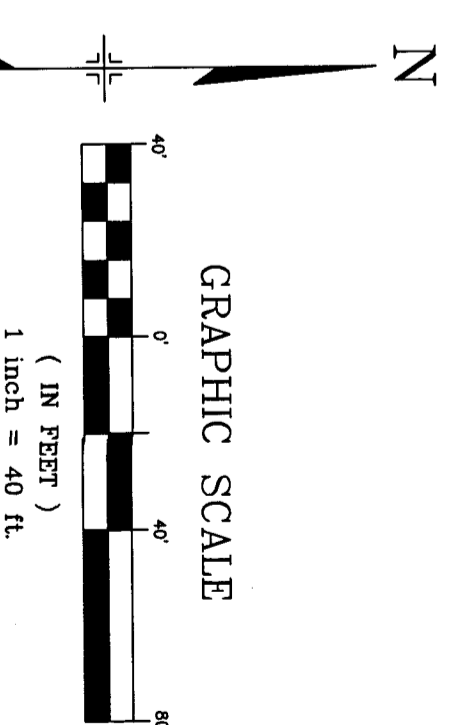
CPR ENTITLEMENTS LLC
31 N TEJON ST SUITE 500
COLORADO SPRINGS, CO
80903-1514

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (6" TYPICAL)
- 3 CONCRETE FENCE (SEE DT04 FOR DETAIL)
- 4 CONCRETE CROSSRAN (6" TYPICAL)
- 5 CURB AND GUTTER (EPC TYPE A)
- 6 CURB AND GUTTER (EPC OPTIONAL TYPE C)
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- Proposed EASEMENT
- LANDSCAPE SETBACK
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221135788
7-16-2021

CONSULTANTS

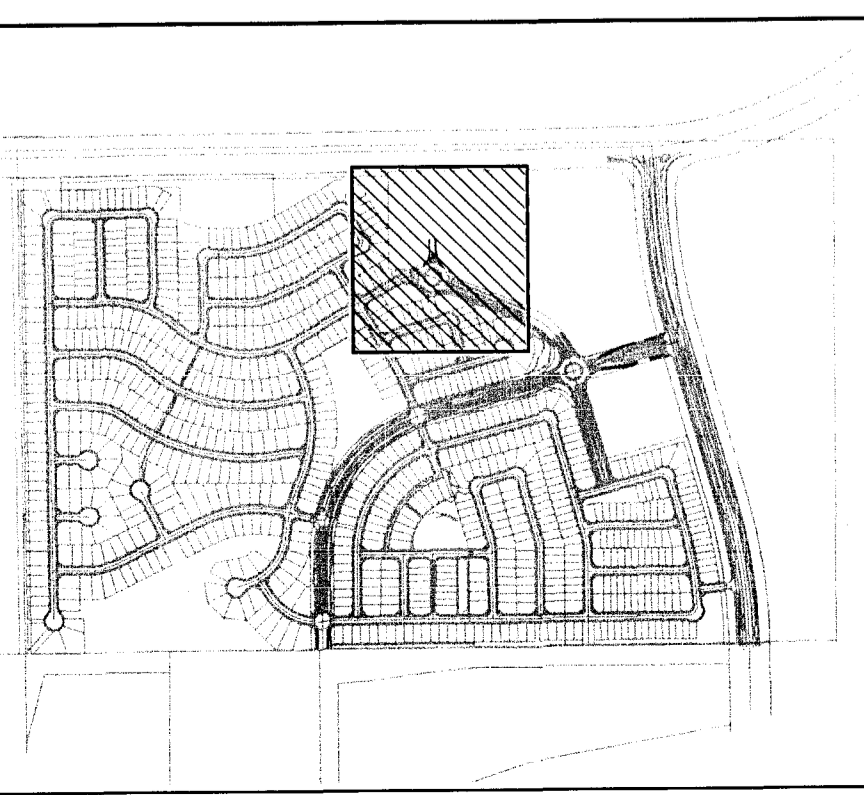


PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER
2428 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER

COLA, LLC
5000 W. WOODBINE DRIVE, SUITE 300
COLORADO SPRINGS, CO 80921
PHONE: (719) 393-9433

KEY MAP

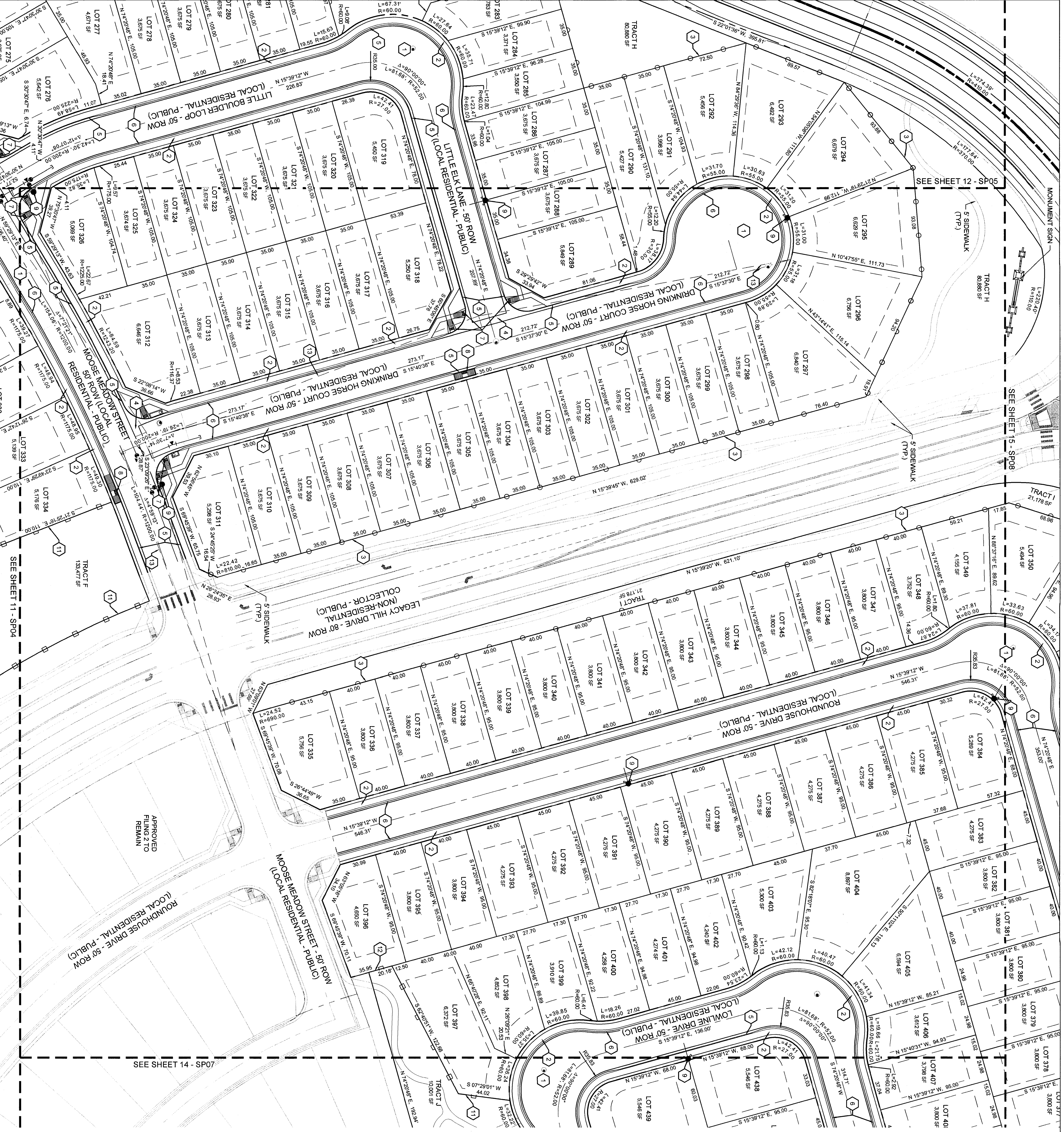


PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP
AMENDMENT

EL PASO COUNTY, CO			
FEBRUARY 2021			
REVISION HISTORY:			
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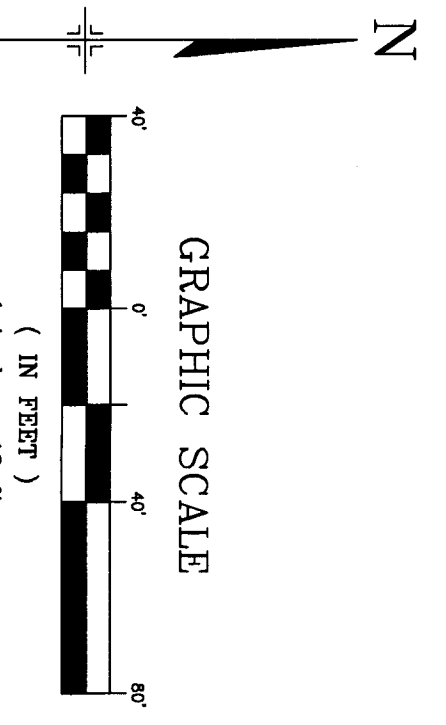
PRELIMINARY SITE
PLAN

SP05
SHEET 12 OF 34
PUDSP-21-003



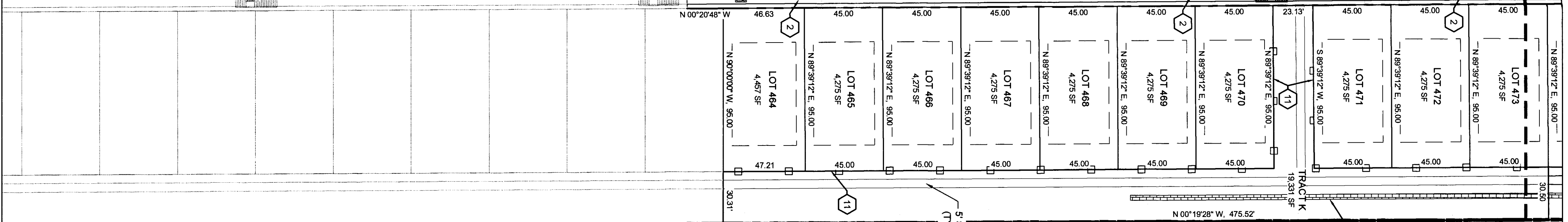
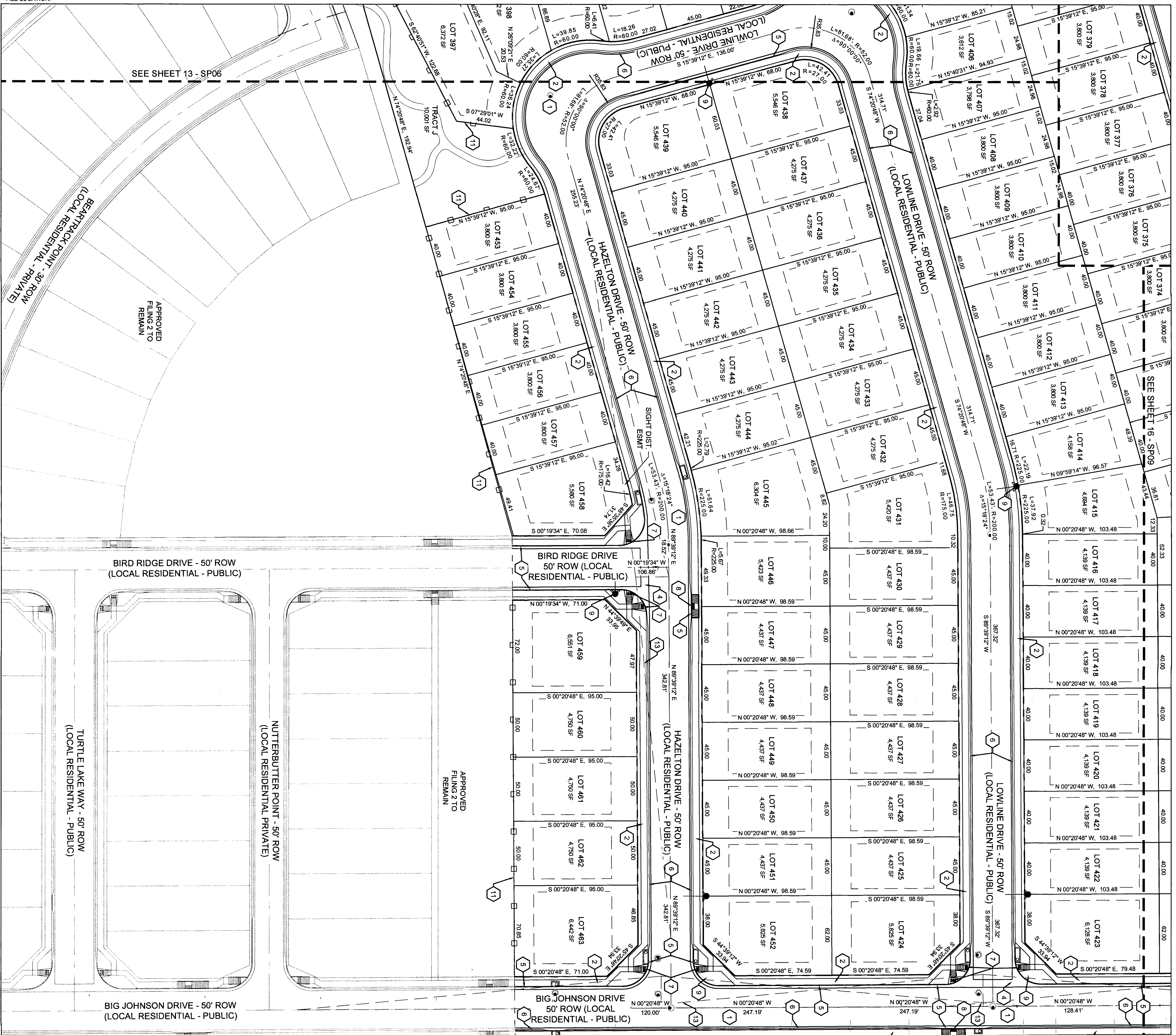
- LEGEND**
- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE ATTACHED SIDEWALK (S' TYPICAL)
 - 3 CONCRETE FENCE (SEE DT04 FOR DETAIL)
 - 4 CONCRETE CROSSSPAN (S' TYPICAL)
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- NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADIUS AT INTERSECTIONS ARE 20'.



221135788
7-16-2021

<p>CONSULTANTS</p> <p>Matrix</p> <p>2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80921 PHONE: (719) 575-0100 FAX: (719) 575-0288</p> <p>OWNER/DEVELOPER</p> <p>COLA LLC 555 MIDCREEK CREEK PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80921 PHONE: (719) 582-9493</p>		<p>PROJECT:</p> <p>TRAILS AT ASPEN RIDGE PUDSP AMENDMENT</p> <p>EL PASO COUNTY, CO FEBRUARY 2021</p> <p>REVISION HISTORY:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>02/05/2021</td> <td>FIRST CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>1</td> <td>04/23/2021</td> <td>SECOND CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>3</td> <td>06/17/2021</td> <td>FOR SIGNATURE</td> <td></td> </tr> </tbody> </table> <p>DRAWING INFORMATION:</p> <p>PROJECT NO: 20.886.028 DRAWN BY: LCB CHECKED BY: NMS APPROVED BY: NMS SHEET TITLE:</p>		NO.	DATE	DESCRIPTION	BY	0	02/05/2021	FIRST CITY SUBMITTAL		1	04/23/2021	SECOND CITY SUBMITTAL		3	06/17/2021	FOR SIGNATURE	
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<p>PRELIMINARY SITE PLAN</p> <p>SP06</p> <p>SHEET 13 OF 34</p>																			



LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (5' TYPICAL)
- 3 CONCRETE FENCE (SEE DT04 FOR DETAIL)
- 4 CONCRETE CROSSSPAN (6' TYPICAL)
- 5 CURB AND GUTTER (EPC TYPE A)
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PROPOSED EASEMENT
LANDSCAPE SETBACK
PROPERTY BOUNDARY
SHEET MATCHLINE
CONCRETE FENCE
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PROPOSED UTILITY STRUCTURES

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

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

CONSULTANTS

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0258

OWNERS/DEVELOPERS

COLA LLC
555 MIDDLE CREEK PARKWAY, SUITE 900
COLORADO SPRINGS, CO 80921
PHONE: (719) 825-9433

PROJECT

TRAILS AT ASPEN RIDGE PUD/SP
AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/02/2021	FIRST CITY SUBMITTAL	BT
1	04/23/2021	SECOND CITY SUBMITTAL	
3	06/17/2021	FOR SIGNATURE	

DRAWING INFORMATION:

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DRAWN BY: LCB
CHECKED BY: NMS
APPROVED BY: NMS
SHEET TITLE:

KEY MAP

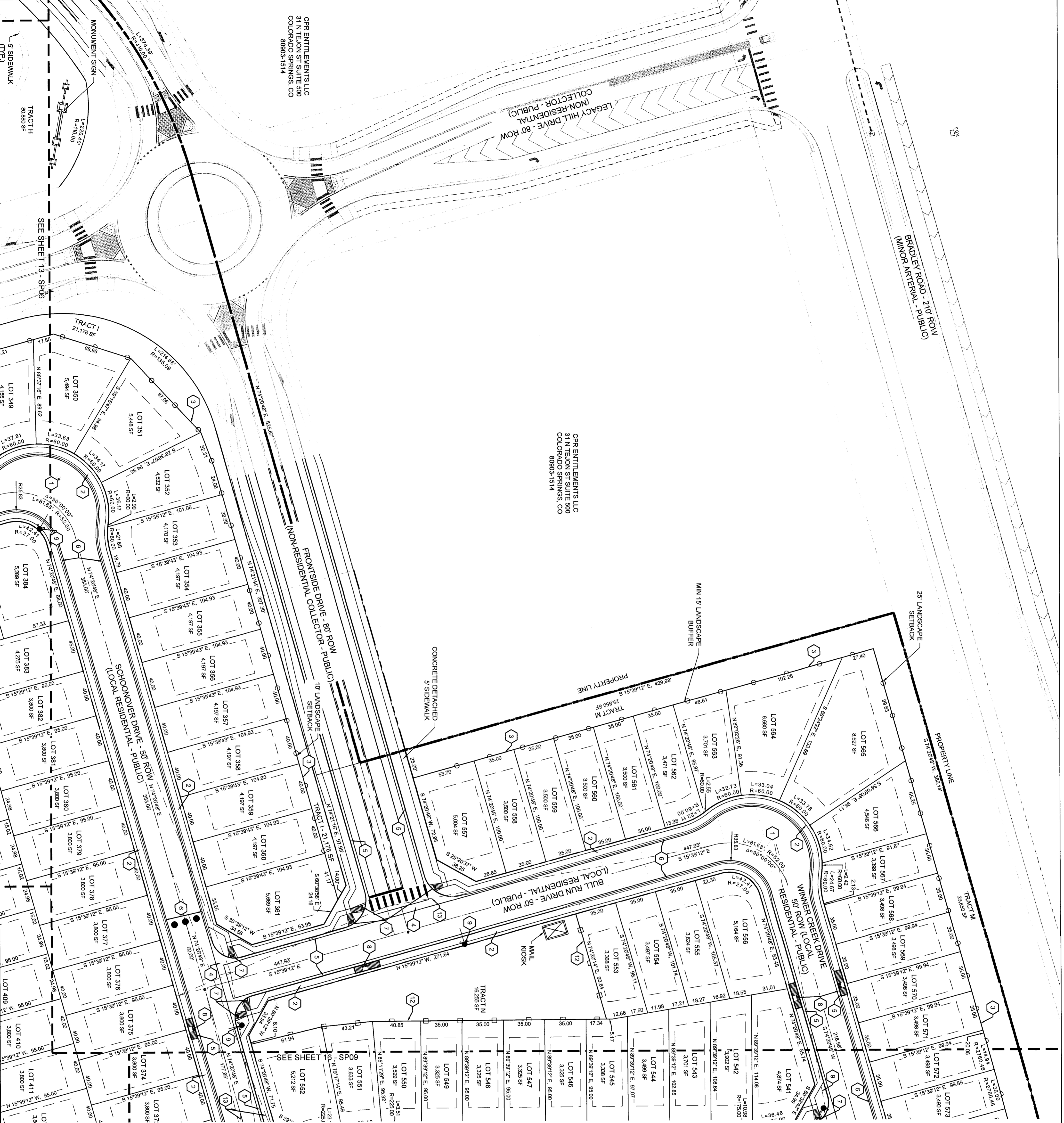
PRELIMINARY SITE PLAN

SP07

SHEET 14 OF 34

7-16-2021

22-1135788



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

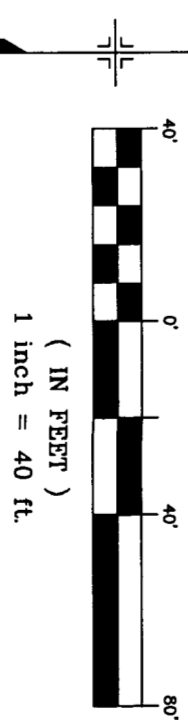
LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (S TYPICAL)
- 3 CONCRETE FENCE (SEE DT04 FOR DETAIL)
- 4 CONCRETE CROSSSPAN (S 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 S SPLIT RAIL VINYL FENCE (SEE DT04 FOR DETAIL)
- 12 S VINYL FENCE (SEE DT04 FOR DETAIL)
- 13 SIGHT TRIANGLE

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

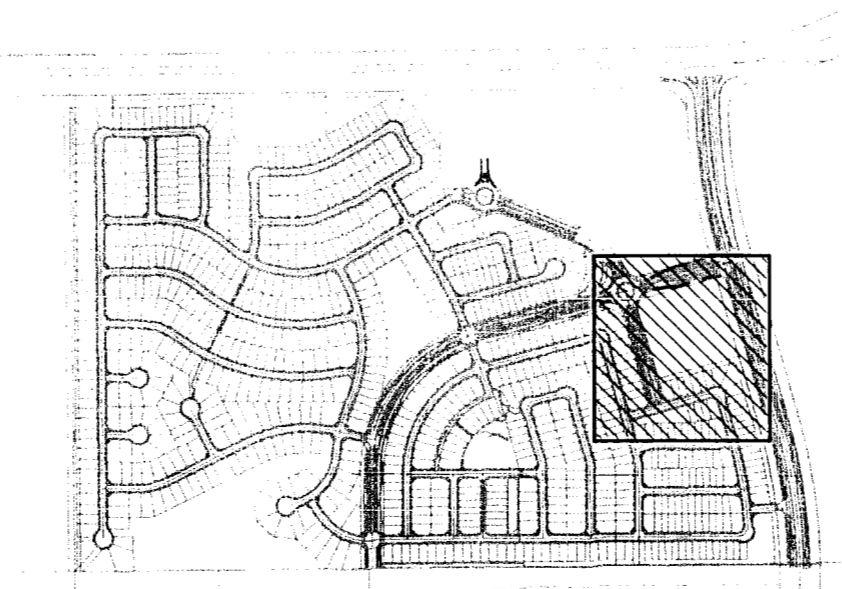
NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADI AT INTERSECTIONS ARE 20'.

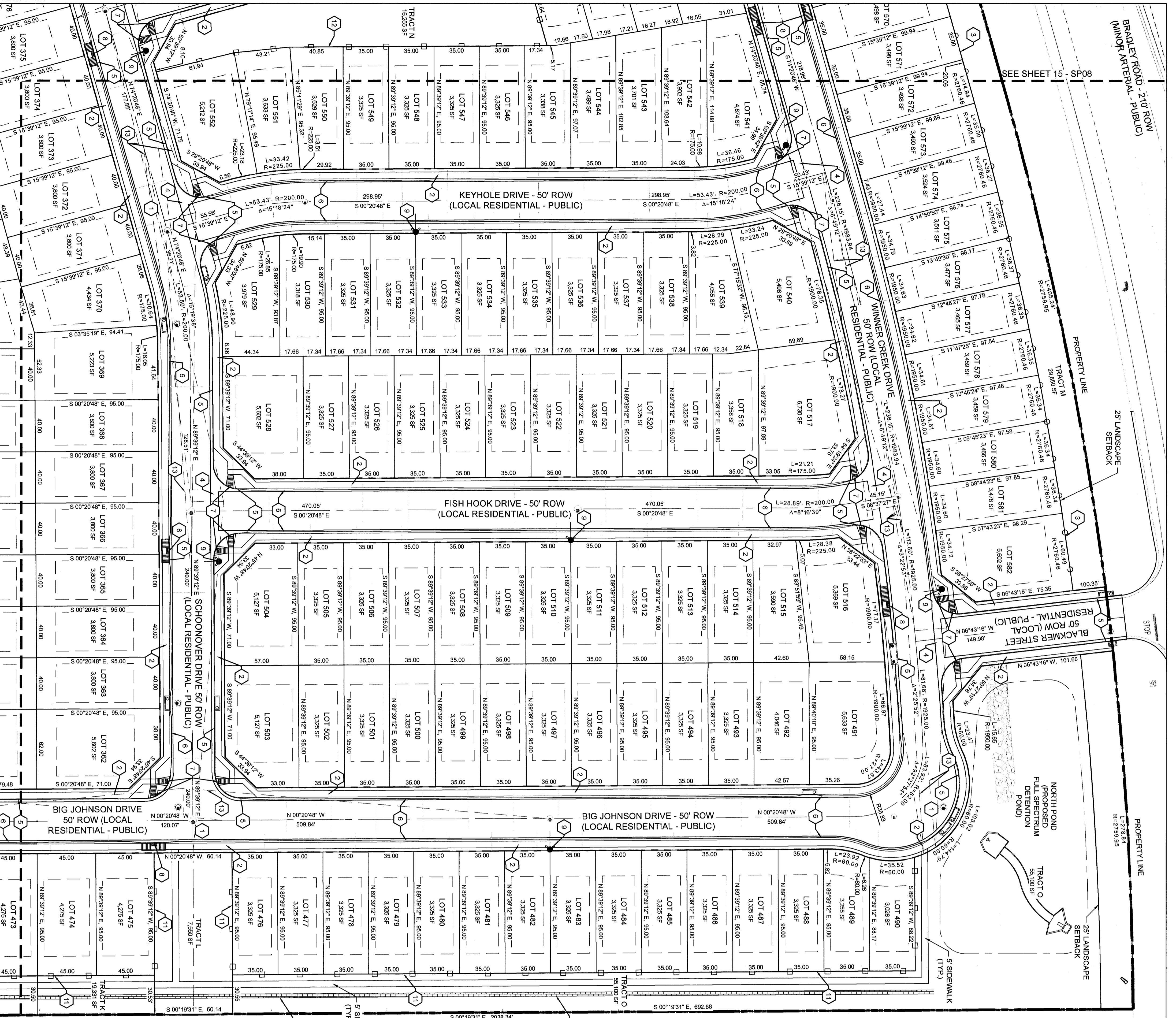
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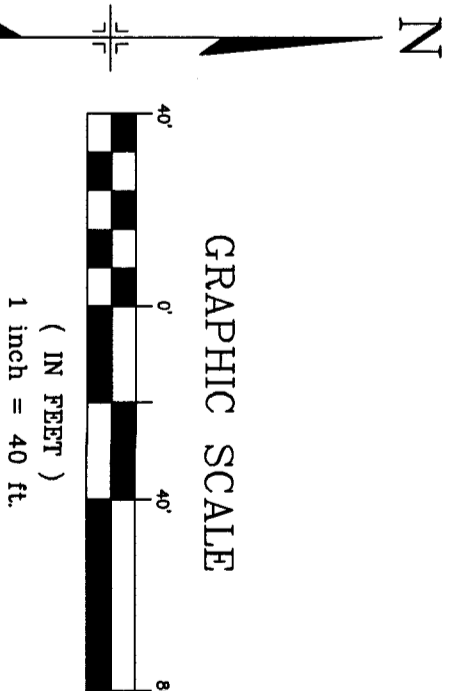
22.135.788
7.116.2021

<p>CONSULTANTS PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER Matrix 2465 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 583-5900 FAX: (719) 575-0298</p>			
<p>OWNER/DEVELOPER COLLA LLC 2555 MIDDLE CREEK PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80921 PHONE: (719) 583-5900</p>			
<p>PROJECT TRAILS AT ASPEN RIDGE PUDSP AMENDMENT</p>			
<p>EL PASO COUNTY, CO PERMISSION NO. 2021</p>			
NO.	DATE	DESCRIPTION	BY
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1	04/23/2021	SECOND CITY SUBMITTAL	
3	09/17/2021	FOR SIGNATURE	
<p>DRAWING INFORMATION: PROJECT NO. 20.886.028 DRAWN BY: LCB CHECKED BY: NMS APPROVED BY: NMS SHEET TITLE</p>			
<p>PRELIMINARY SITE PLAN</p>		<p>SP08</p>	
<p>SHEET 15 OF 34</p>		<p>PUDSP-21-003</p>	





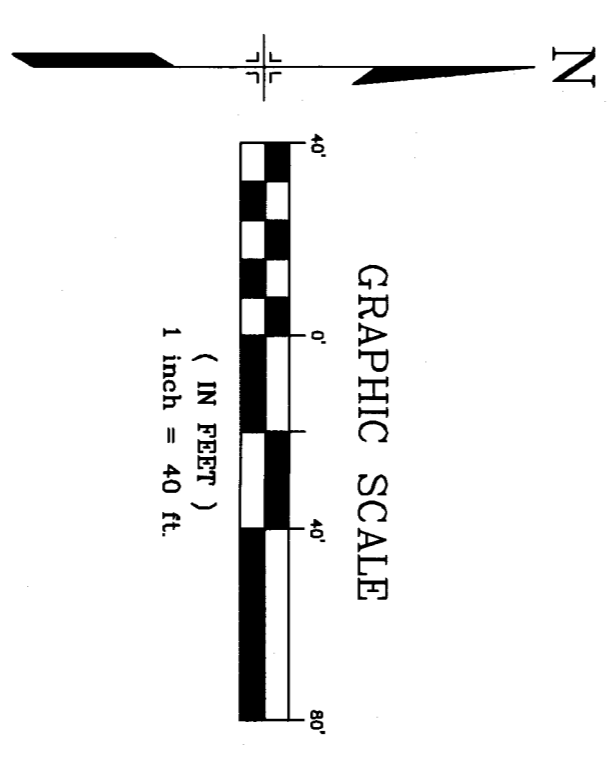
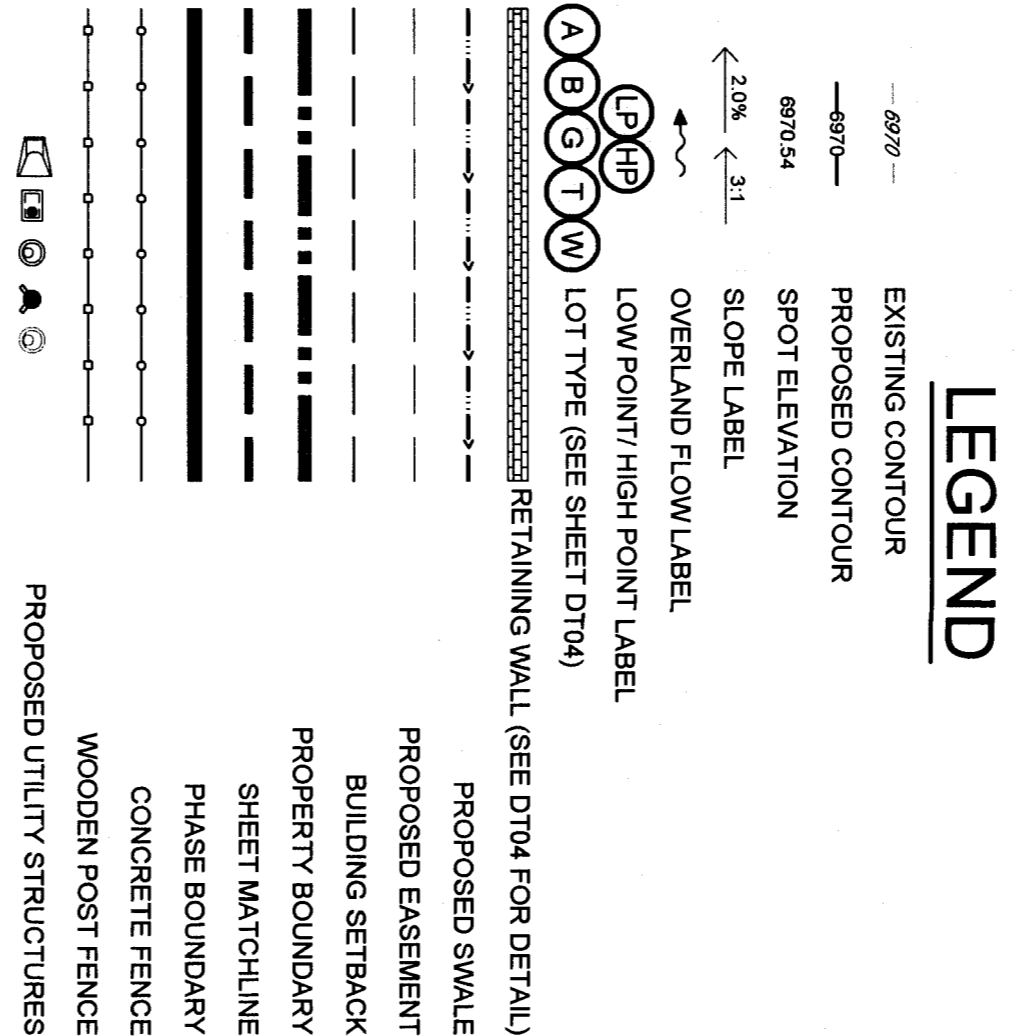
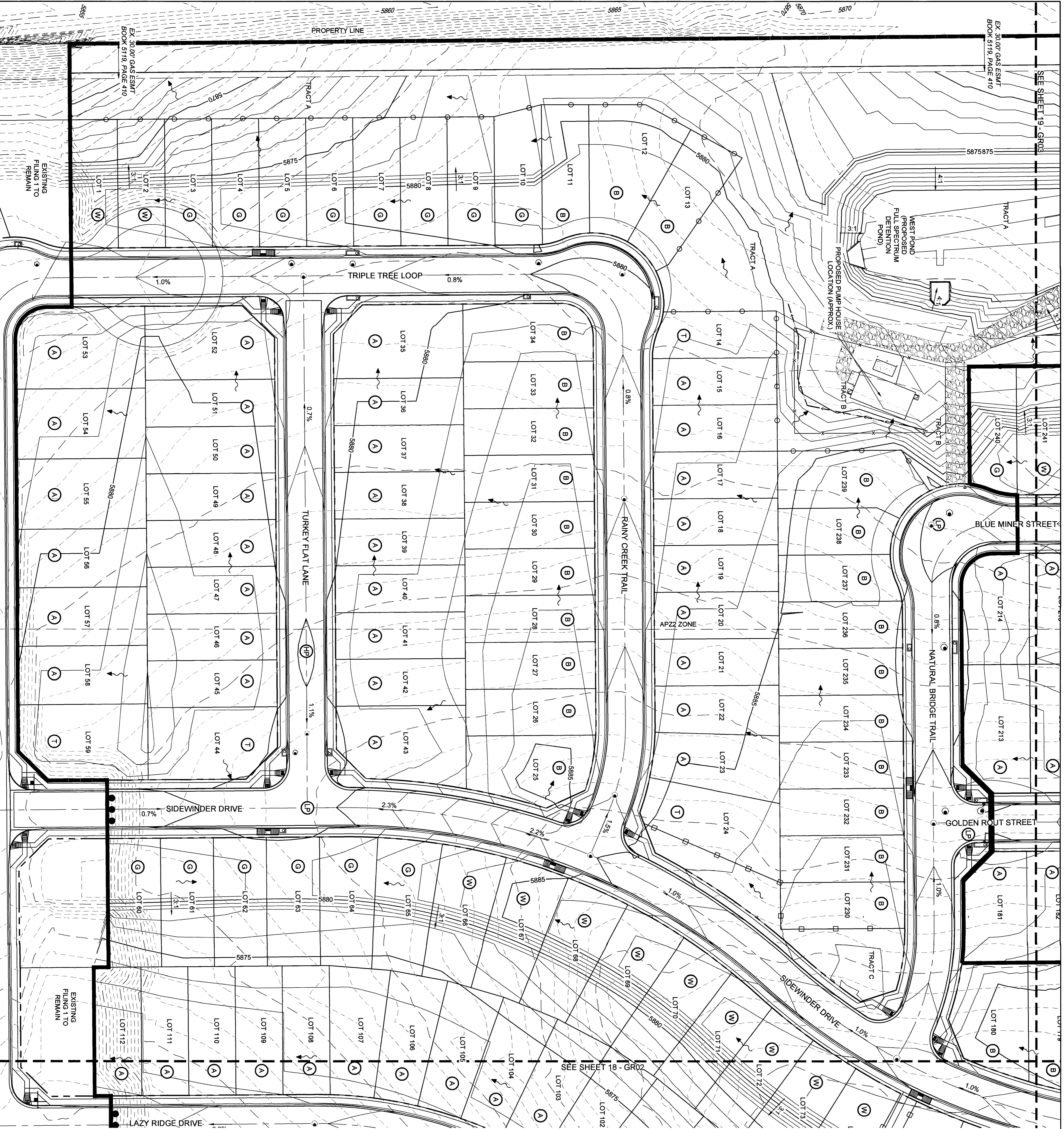
- LEGEND**
- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE ATTACHED SIDEWALK (6" TYPICAL)
 - 3 CONCRETE FENCE (SEE DT04 FOR DETAIL)
 - 4 CONCRETE CROSSSPAN (6" TYPICAL)
 - 5 CURB AND GUTTER (EPC TYPE A)
 - 6 CURB AND GUTTER (EPC OPTIONAL TYPE C)
 - 7 PEDESTRIAN CURB RAMP
 - 8 PARALLEL PEDESTRIAN CURB RAMP
 - 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 RADIUS AT INTERSECTIONS ARE 20'.



SEE SHEET 14 - SP07

22\135788
7-16-2021

<p>CONSULTANTS</p> <p>Matrix</p> <p>2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208</p> <p>DRAWN/DEVELOPER:</p> <p>COLLA LLC 555 MIDCREEK PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80921 PHONE: (719) 382-5433</p>		<p>PROJECT:</p> <p>TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT</p> <p>EL PASO COUNTY, CO</p> <p>FEBRUARY 2021</p> <p>REVISION HISTORY:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>0</td> <td>02/05/2021</td> <td>FIRST CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>1</td> <td>04/23/2021</td> <td>SECOND CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>3</td> <td>06/17/2021</td> <td>FOR SIGNATURE</td> <td></td> </tr> </table> <p>DRAWING INFORMATION:</p> <p>PROJECT NO: 20.886.028</p> <p>DRAWN BY: LCB</p> <p>CHECKED BY: NMS</p> <p>APPROVED BY: NMS</p> <p>SHEET TITLE:</p> <p>PRELIMINARY SITE PLAN</p> <p>SP09</p> <p>SHEET 16 OF 34</p> <p>POD FILE NO.: PUDSP-21-003</p>	NO.	DATE	DESCRIPTION	BY	0	02/05/2021	FIRST CITY SUBMITTAL		1	04/23/2021	SECOND CITY SUBMITTAL		3	06/17/2021	FOR SIGNATURE	
NO.	DATE	DESCRIPTION	BY															
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1	04/23/2021	SECOND CITY SUBMITTAL																
3	06/17/2021	FOR SIGNATURE																



PROJECT: TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	
1	04/23/2021	SECOND CITY SUBMITTAL	
3	08/17/2021	FOR SIGNATURE	

DRAWING INFORMATION:

PROJECT NO.: 20.886.028

DRAWN BY: LCB

CHECKED BY: NMS

APPROVED BY: NMS

SHEET TITLE:

CONSULTANTS:

Matrix

PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER

3435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80921
PHONE: (719) 575-5010
FAX: (719) 575-5289

OWNER/DEVELOPER:

COLA LLC
555 MIDDLE CREEK PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80921
PHONE: (719) 582-3439

PRELIMINARY GRADING PLAN

GR01

SHEET 17 OF 34

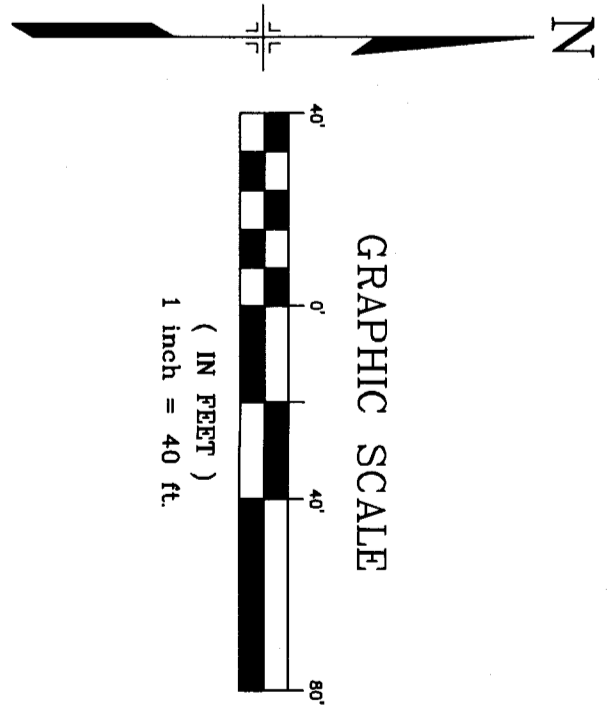
7-16-2021

2-21135788



LEGEND

- 0.8% --- EXISTING CONTOUR
- 0.7% --- PROPOSED CONTOUR
- 6970.94 SPOT ELEVATION
- ← 2.0% ← 3.1% SLOPE LABEL
- LP HP OVERLAND FLOW LABEL
- LP HP LOW POINT/HIGH POINT LABEL
- (A) (B) (G) (T) (W) LOT TYPE (SEE SHEET D104)
- RETAINING WALL (SEE D104 FOR DETAIL)
- PROPOSED SWALE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PHASE BOUNDARY
- CONCRETE FENCE
- WOODEN POST FENCE
- PROPOSED UTILITY STRUCTURES

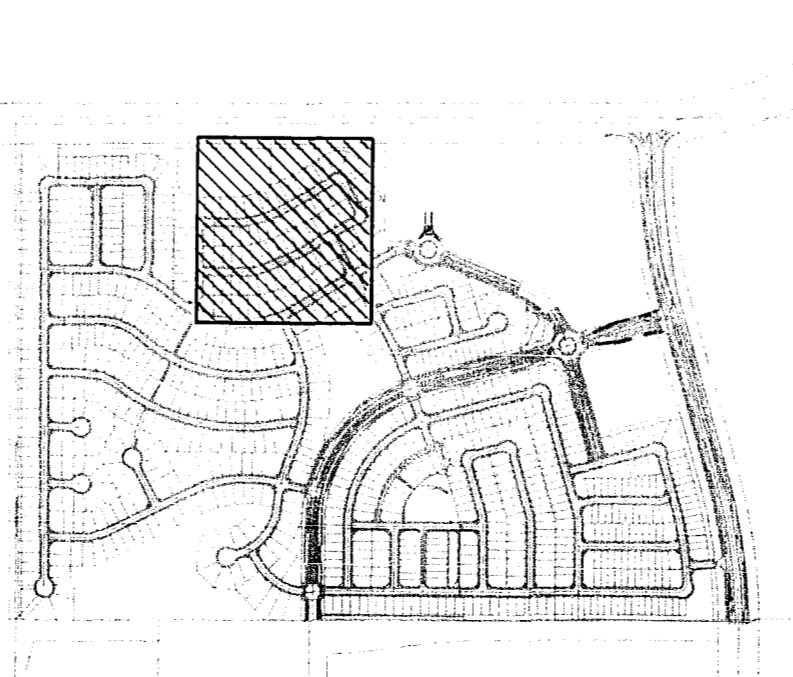
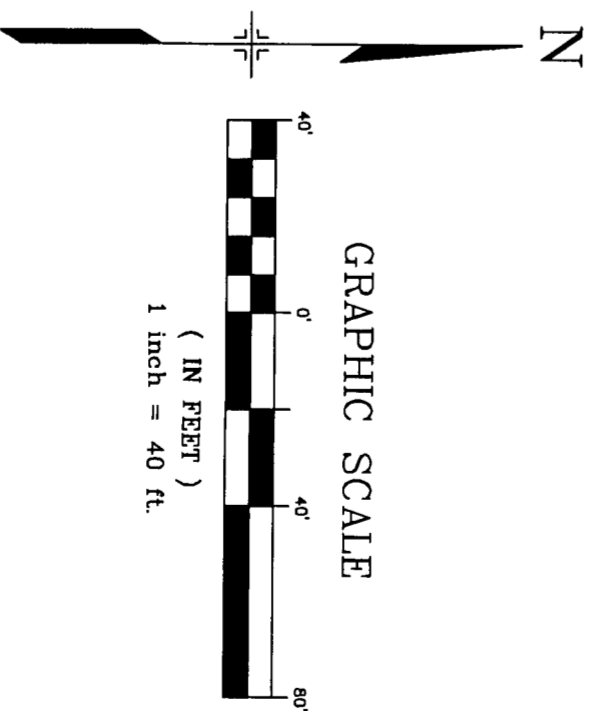


22\1\35788
7-16-2021

<p>CONSULTANTS</p> <p>Matrix</p> <p>245 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80921 PHONE: (719) 575-0100 FAX: (719) 575-0208</p> <p>OWNER/DEVELOPER:</p> <p>COLA LLC 555 MIDDLE CREEK PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80921 PHONE: (719) 382-9483</p>	<p>PROJECT:</p> <p>TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT</p> <p>EL PASO COUNTY, CO FEBRUARY 2021</p> <p>REVISION HISTORY:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>02/05/2021</td> <td>FIRST CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>1</td> <td>04/23/2021</td> <td>SECOND CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>3</td> <td>08/17/2021</td> <td>FOR SIGNATURE</td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	0	02/05/2021	FIRST CITY SUBMITTAL		1	04/23/2021	SECOND CITY SUBMITTAL		3	08/17/2021	FOR SIGNATURE		<p>DRAWING INFORMATION:</p> <p>PROJECT NO.: 20.886.028</p> <p>DRAWN BY: LCB</p> <p>CHECKED BY: NMS</p> <p>APPROVED BY: NMS</p> <p>SHEET TITLE:</p>	<p>PRELIMINARY GRADING PLAN</p> <p style="font-size: 24pt; font-weight: bold;">GR02</p> <p>SHEET 18 OF 34</p> <p>PUD/SP-21-005</p>	<p>REF. MAP:</p>
NO.	DATE	DESCRIPTION	BY																	
0	02/05/2021	FIRST CITY SUBMITTAL																		
1	04/23/2021	SECOND CITY SUBMITTAL																		
3	08/17/2021	FOR SIGNATURE																		



- ### LEGEND
- 6970 EXISTING CONTOUR
 - 6970.54 PROPOSED CONTOUR
 - 6970.54 SPOT ELEVATION
 - 2.0% SLOPE LABEL
 - 3.1 OVERLAND FLOW LABEL
 - LP HP LOW POINT HIGH POINT LABEL
 - LOT TYPE (SEE SHEET DT04)
 - PROPOSED SWALE
 - PROPOSED EASEMENT
 - BUILDING SETBACK
 - PROPERTY BOUNDARY
 - SHEET MATCHLINE
 - PHASE BOUNDARY
 - CONCRETE FENCE
 - WOODEN POST FENCE
 - PROPOSED UTILITY STRUCTURES



PROJECT: TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	
1	04/23/2021	SECOND CITY SUBMITTAL	
3	09/17/2021	FOR SIGNATURE	

DRAWING INFORMATION:
PROJECT NO: 20 886 028
DRAWN BY: LCB
CHECKED BY: NMS
APPROVED BY: NMS
SHEET TITLE:

PRELIMINARY GRADING PLAN

GR03

SHEET 19 OF 34

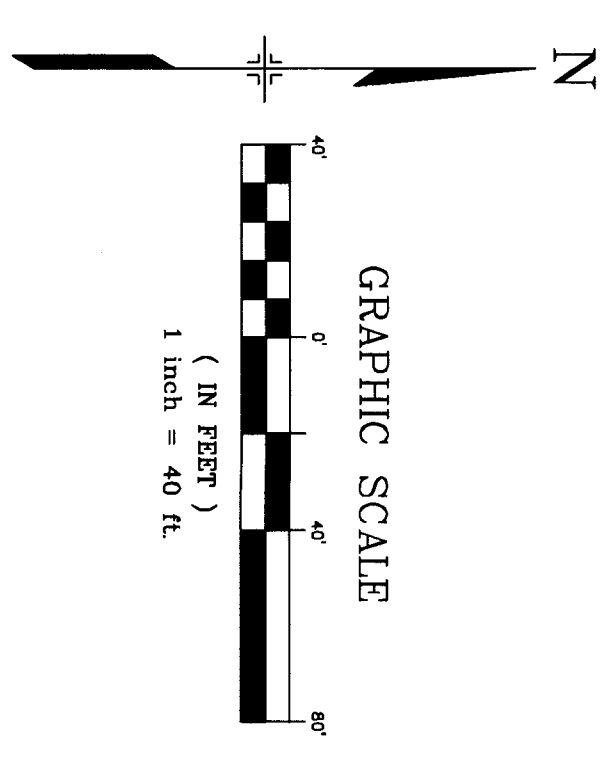
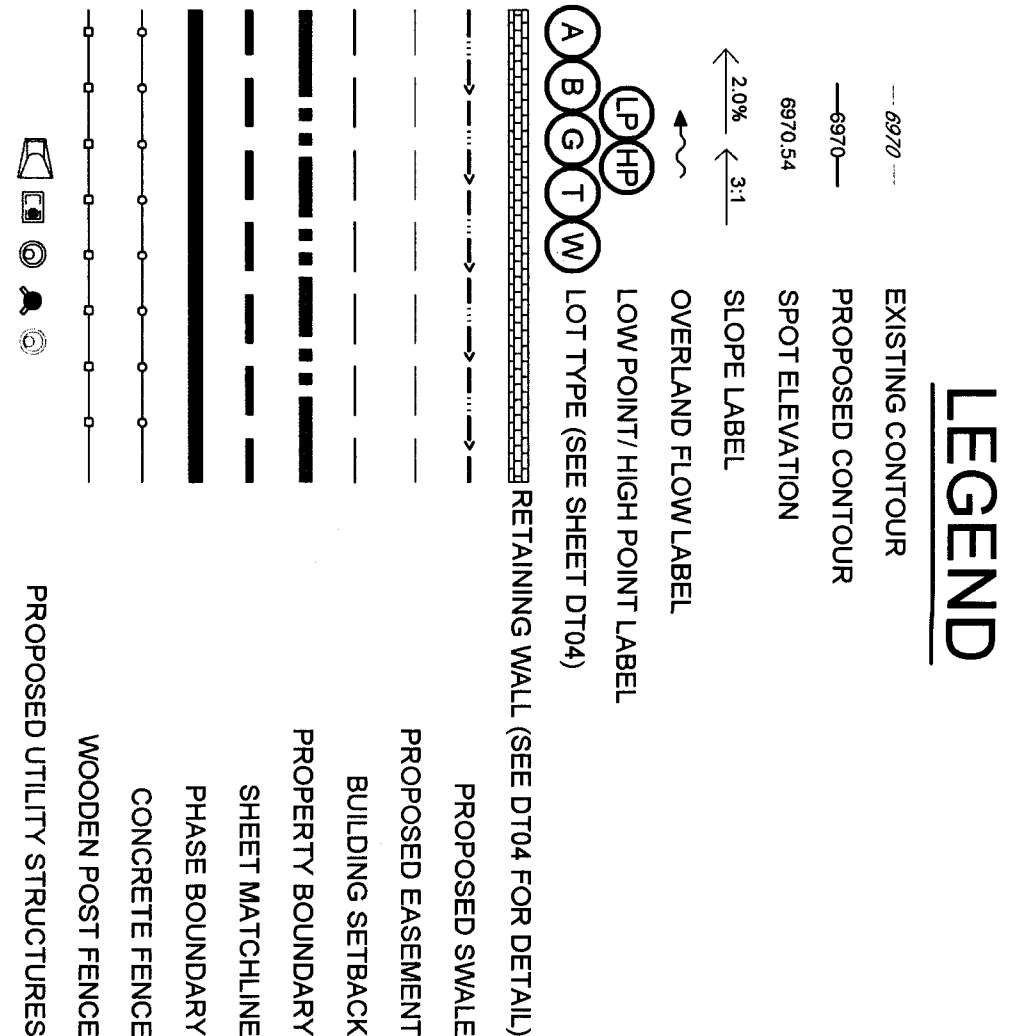
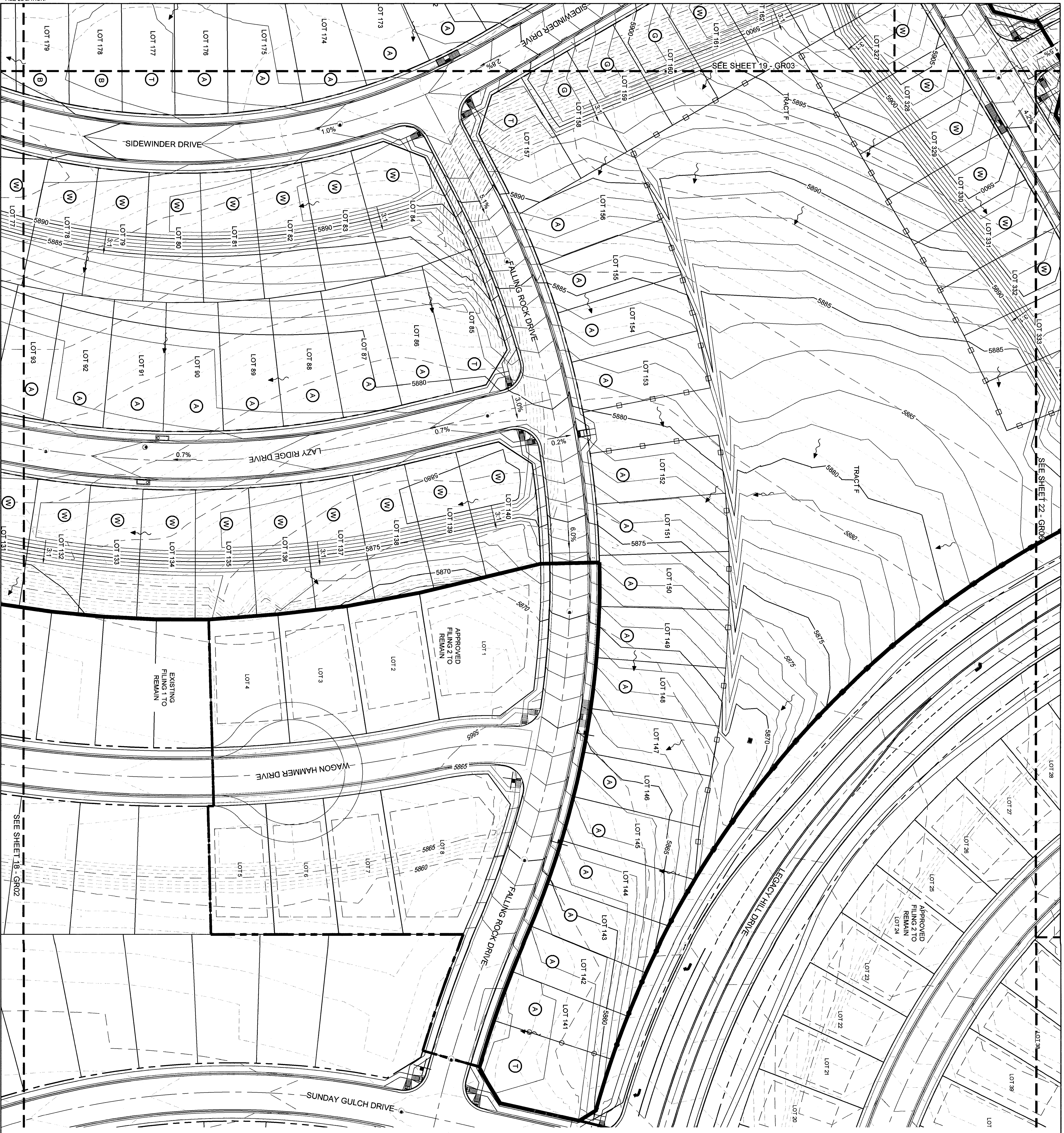
PUDSP-21-003

CONSULTANTS:
PLANNED LANDSCAPE ARCHITECT CIVIL ENGINEER
Mattix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 576-0288
FAX: (719) 576-0289

OWNER/ENGINEER:
COLA, LLC
559 MIDDLE GREEK HWY., SUITE 300
COLORADO SPRINGS, CO 80921
PHONE: (719) 582-9433

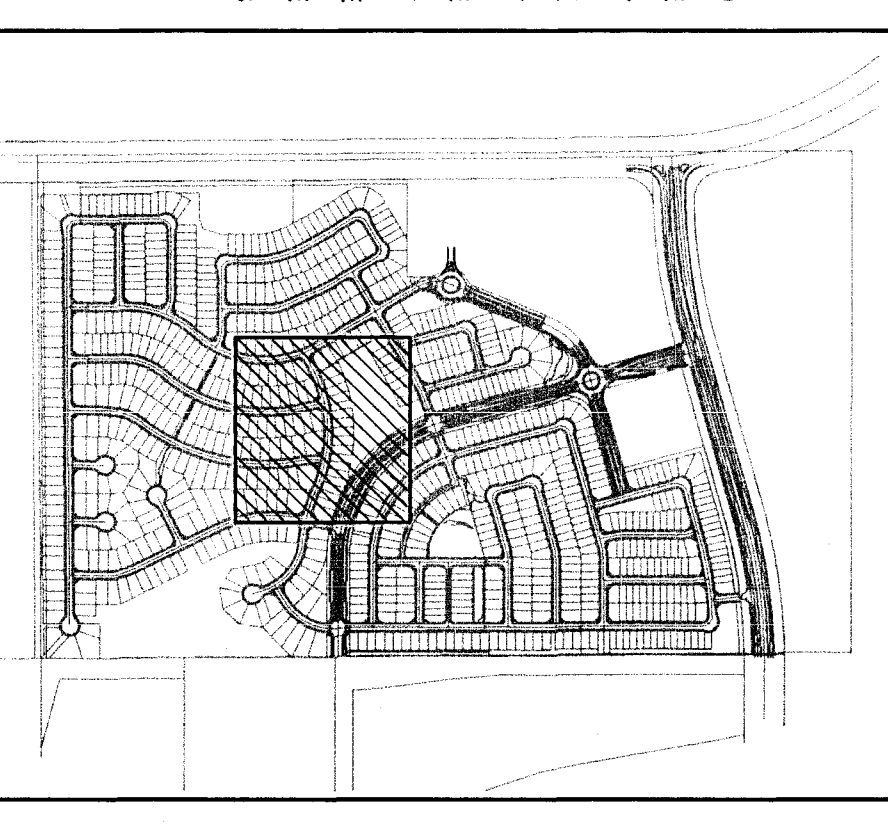
2211357 88
7-16-2021



2 211 357 888
7-16-2021

CONSULTANTS
Matrix
 PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0289

OWNER/DEVELOPER
COLA LLC
 555 MIDDLE CREEK PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80921
 PHONE: (719) 582-3433



PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
 FEBRUARY 2021

NO.	DATE	DESCRIPTION	BY
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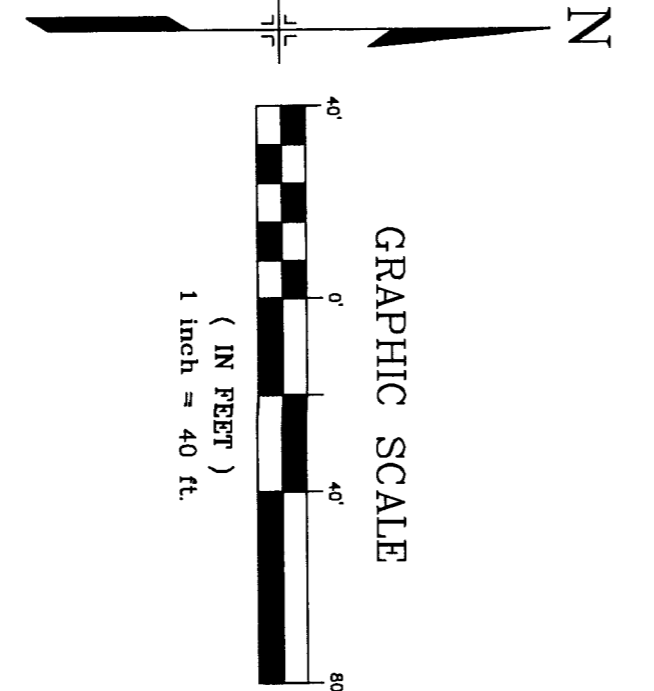
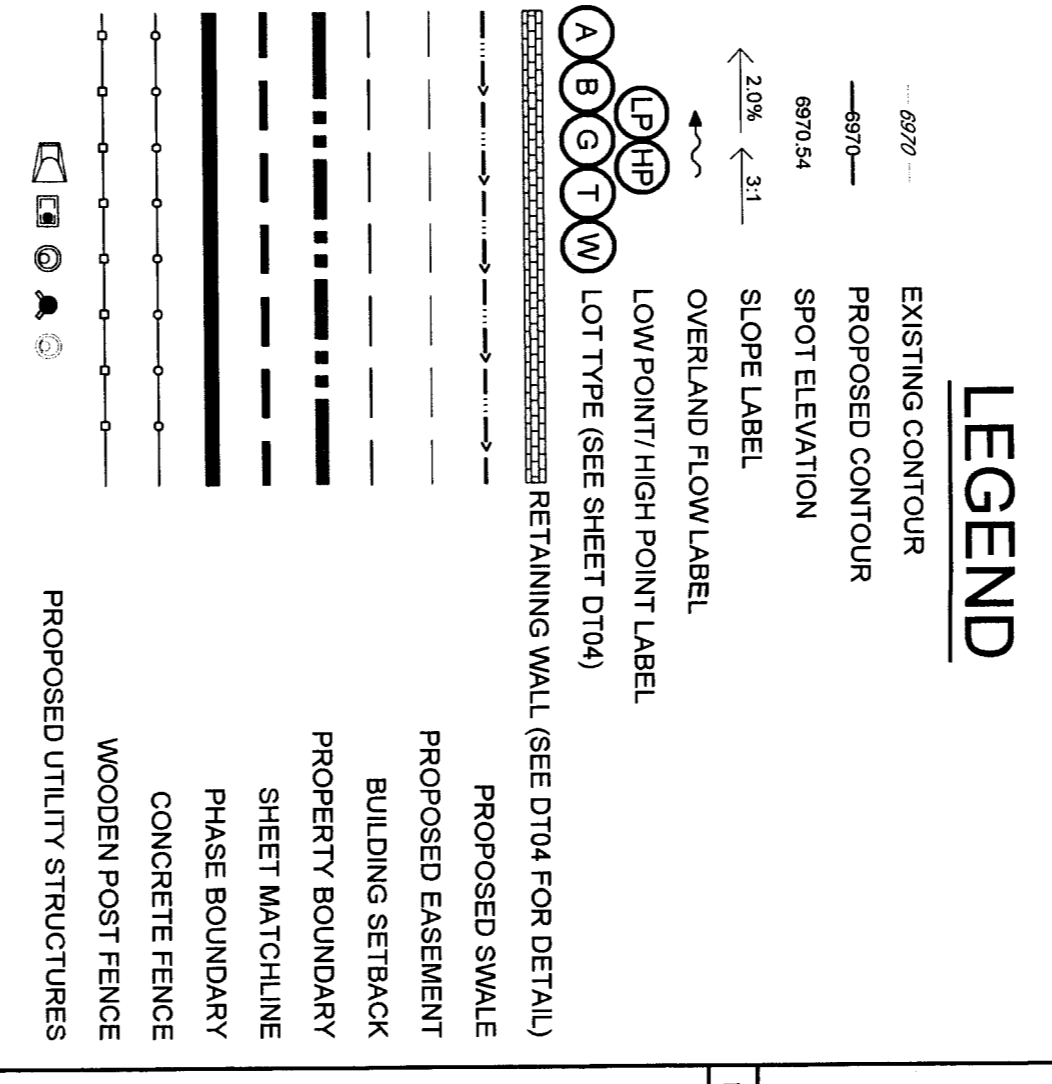
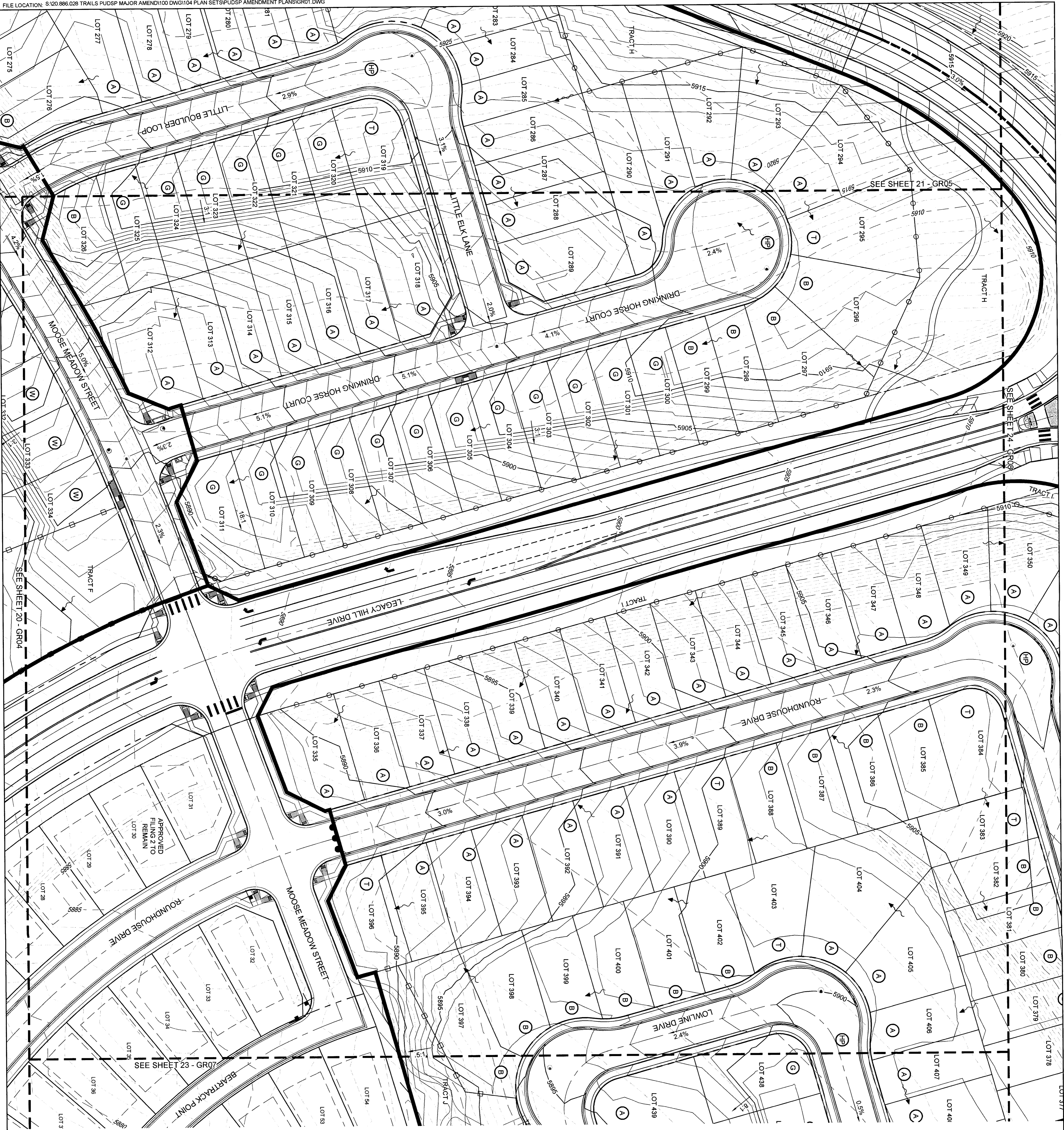
DRAWING INFORMATION:
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 DRAWN BY: LCB
 CHECKED BY: NMS
 APPROVED BY: NMS
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PRELIMINARY GRADING PLAN

GR04

SHEET 20 OF 34

PUD FILE NO.: PUDSP-21-005



2211357 98
7-16-2021

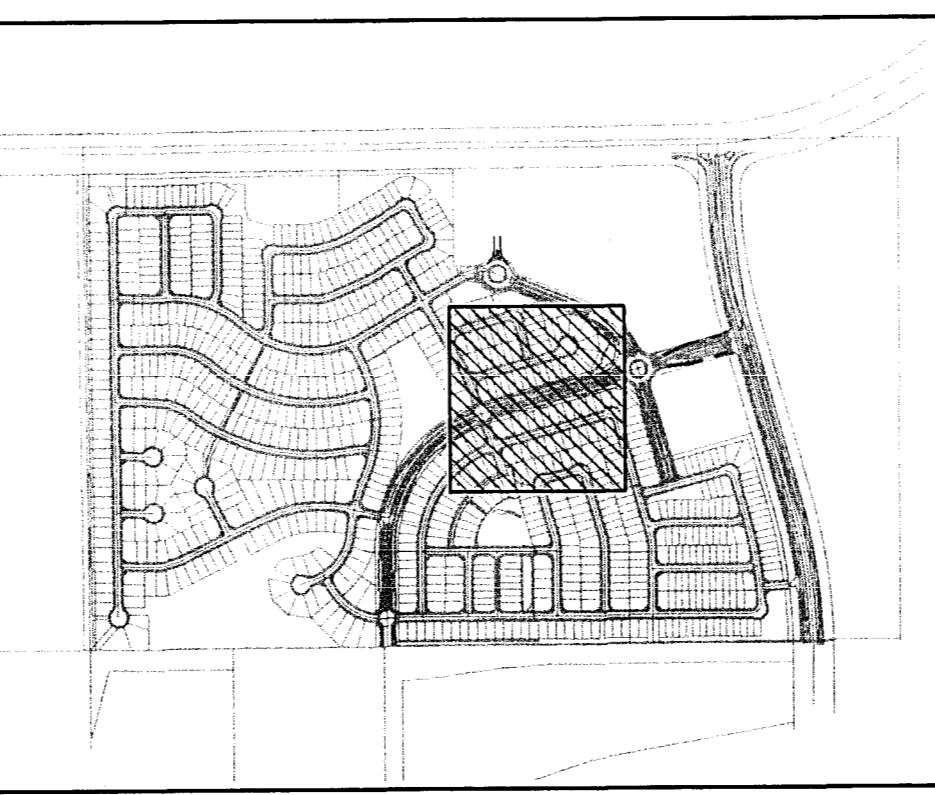
CONSULTANTS



2435 RESEARCH PARKWAY, SUITE 300
DENVER, CO 80202
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER

COLA, LLC
555 1/2 W. 9TH AVE., SUITE 300
DENVER, CO 80202
PHONE: (719) 323-9433



PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP
AMENDMENT

EL PASO COUNTY, CO
FEBRUARY 2021
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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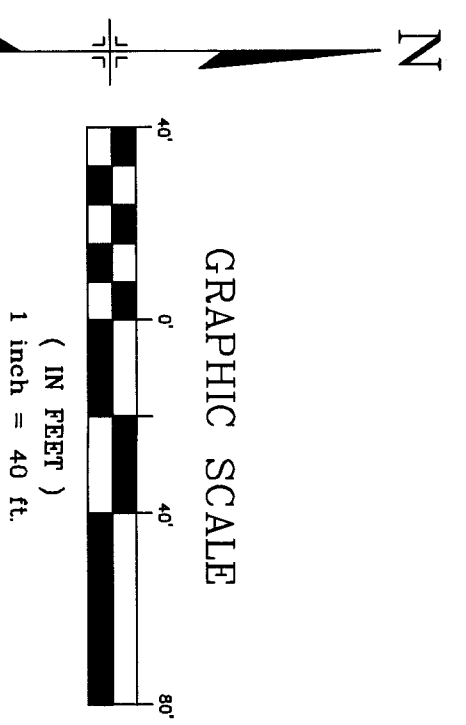
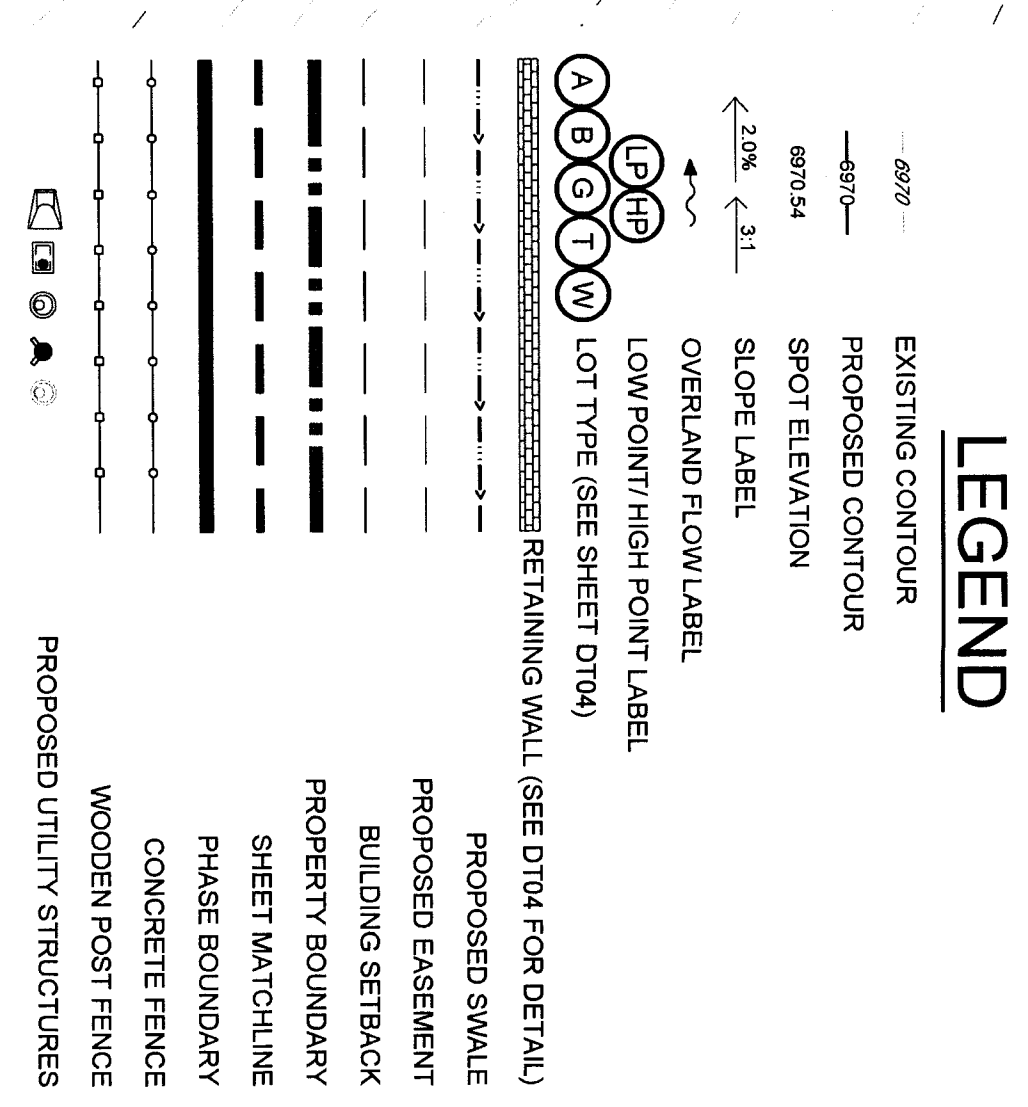
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CHECKED BY: NMS
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SHEET TITLE:

**PRELIMINARY
GRADING PLAN**

GR06

SHEET 22 OF 34

PD# FILE NO. **2022-21-003**

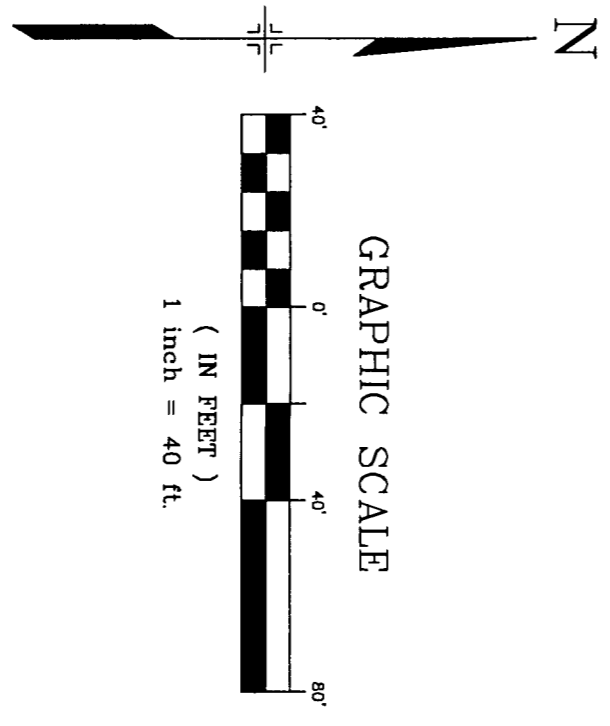


221135 788
7-16-2021

<p>CONSULTANTS Matrix PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0208 FAX: (719) 575-0208</p>		<p>OWNER/DEVELOPER COLA LLC 555 MIDDLE CREEK Pkwy, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 282-9433</p>																	
<p>PROJECT TRAILS AT ASPEN RIDGE PUDSP AMENDMENT</p>																			
<p>EL PASO COUNTY, CO PERMANENT 2021 REVISION HISTORY</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>02/05/2021</td> <td>FIRST CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>1</td> <td>04/23/2021</td> <td>SECOND CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>3</td> <td>09/17/2021</td> <td>FOR SIGNATURE</td> <td></td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	BY	0	02/05/2021	FIRST CITY SUBMITTAL		1	04/23/2021	SECOND CITY SUBMITTAL		3	09/17/2021	FOR SIGNATURE		<p>DRAWING INFORMATION: PROJECT NO. 20 886.028 DRAWN BY: LCB CHECKED BY: NMS APPROVED BY: NMS SHEET TITLE:</p>	
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<p>PRELIMINARY GRADING PLAN</p>		<p>GR07 SHEET 23 OF 34 PUDSP-21-005</p>																	

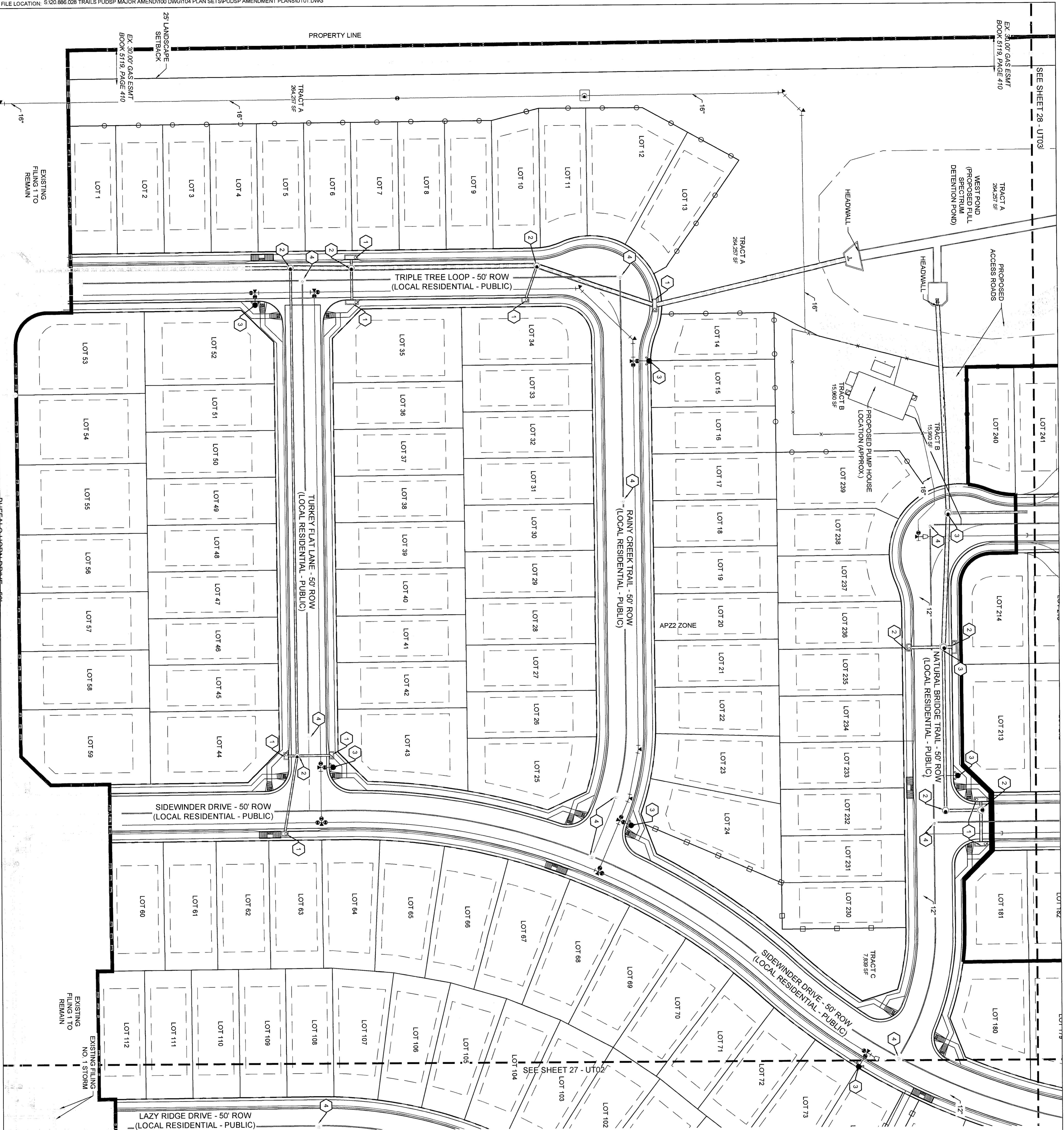


- ### LEGEND
- 6970 EXISTING CONTOUR
 - 6970.54 PROPOSED CONTOUR
 - 6970.54 SPOT ELEVATION
 - 2.0% SLOPE LABEL
 - 3.1% SLOPE LABEL
 - LP OVERLAND FLOW LABEL
 - HP HIGH POINT/HIGH POINT LABEL
 - W LOT TYPE (SEE SHEET D704)
 - PROPOSED RETAINING WALL (SEE D704 FOR DETAIL)
 - PROPOSED SWALE
 - PROPOSED EASEMENT
 - BUILDING SETBACK
 - PROPERTY BOUNDARY
 - SHEET MATCHLINE
 - PHASE BOUNDARY
 - CONCRETE FENCE
 - WOODEN POST FENCE
 - PROPOSED UTILITY STRUCTURES



221135788
7-16-2021

<p>CONSULTANTS PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER</p> <p>OWNER/DEVELOPER COLA LLC 555 MIDDLE CREEK PKWY, SUITE 300 COLORADO SPRINGS, CO 80921 PHONE: (719) 3823493 FAX: (719) 3793208</p>	<p>PROJECT TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT</p> <p>EL PASO COUNTY, CO FEBRUARY 2021</p> <p>REVISION HISTORY:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>02/05/2021</td> <td>FIRST CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>1</td> <td>04/23/2021</td> <td>SECOND CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>3</td> <td>06/17/2021</td> <td>FOR SIGNATURE</td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	0	02/05/2021	FIRST CITY SUBMITTAL		1	04/23/2021	SECOND CITY SUBMITTAL		3	06/17/2021	FOR SIGNATURE		<p>DRAWING INFORMATION</p> <p>PROJECT NO: 20.886.028</p> <p>DRAWN BY: LCB</p> <p>CHECKED BY: NMS</p> <p>APPROVED BY: NMS</p> <p>SHEET TITLE:</p>	<p>PRELIMINARY GRADING PLAN</p> <p style="font-size: 2em; font-weight: bold;">GR09</p> <p>SHEET 25 OF 34</p> <p>PUDSP-21-003</p>	
NO.	DATE	DESCRIPTION	BY																	
0	02/05/2021	FIRST CITY SUBMITTAL																		
1	04/23/2021	SECOND CITY SUBMITTAL																		
3	06/17/2021	FOR SIGNATURE																		



SEE SHEET 28 - UT03

EX. 30.00' GAS ESWT
BOOK 5119 PAGE 410

TRACT A
284,257 SF
(PROPOSED FULL
SPECTRIUM
DEFENTION POND)

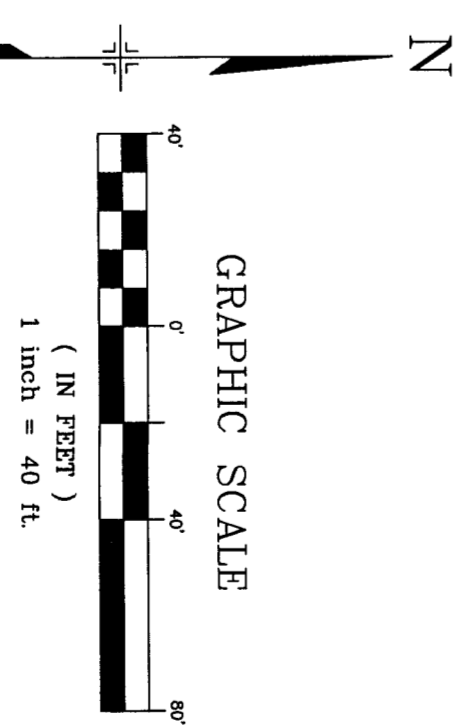
TRACT B
15,980 SF
(PROPOSED PUMP HOUSE
LOCATION (APPROX))

TRACT C
7,858 SF

LEGEND

- 1. EXISTING STORM SEWER
- 2. PROP. STORM SEWER
- 3. PROP. STORM INLETS
- 4. PROP. STORM MANHOLE
- 5. EXISTING WATER MAIN
- 6. PROP. PUBLIC PVC WATER MAIN
- 7. PROP. FIRE HYDRANT
- 8. EXISTING SANITARY SEWER MAIN
- 9. PROP. PUBLIC PVC SANITARY SEWER MAIN
- 10. PROP. SANITARY SEWER MANHOLE
- 11. PROP. EASEMENT
- 12. BUILDING SETBACK
- 13. VINYL FENCE (SEE DT03 FOR DETAIL)
- 14. CONCRETE FENCE (SEE DT03 FOR DETAIL)
- 15. PROPERTY BOUNDARY
- 16. SHEET MATCHLINE
- 17. PHASE BOUNDARY

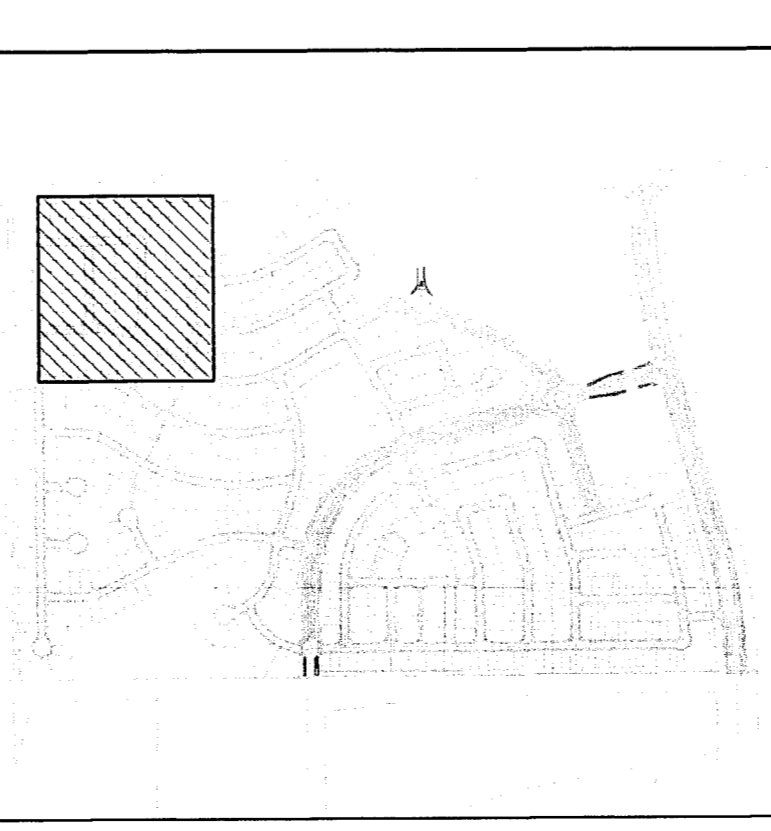
NOTES:
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2. ALL STORM LINES SHOWN ARE HERGON PUBLIC UNLESS NOTED OTHERWISE.
3. THE STORM LINES SHALL BE HOPE OR CLASS III RCP.
4. ALL WATER LINES 8" UNLESS OTHERWISE NOTED.



221135788
7.16.2021

CONSULTANTS:
PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER
PARKS & RECREATION
2435 RESEARCH PARKWAY, SUITE 300
PO BOX 919125
DENVER, CO 80291
PHONE: (719) 575-0208
FAX: (719) 575-0208

OWNER/DEVELOPER:
COLLA LLC
655 MIDDLE CREEK PARKWAY, SUITE 900
DENVER, CO 80221
PHONE: (719) 303-9493



PROJECT:
TRAILS AT ASPEN RIDGE PUDSP
AMENDMENT

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	
1	04/23/2021	SECOND CITY SUBMITTAL	
3	06/17/2021	FOR SIGNATURE	

DRAWING INFORMATION:
PROJECT NO.: 20 886 028
DRAWN BY: LCB
CHECKED BY: NMS
APPROVED BY: NMS
SHEET TITLE:

**PRELIMINARY
UTILITY PLAN**

UT01

SHEET 26 OF 34

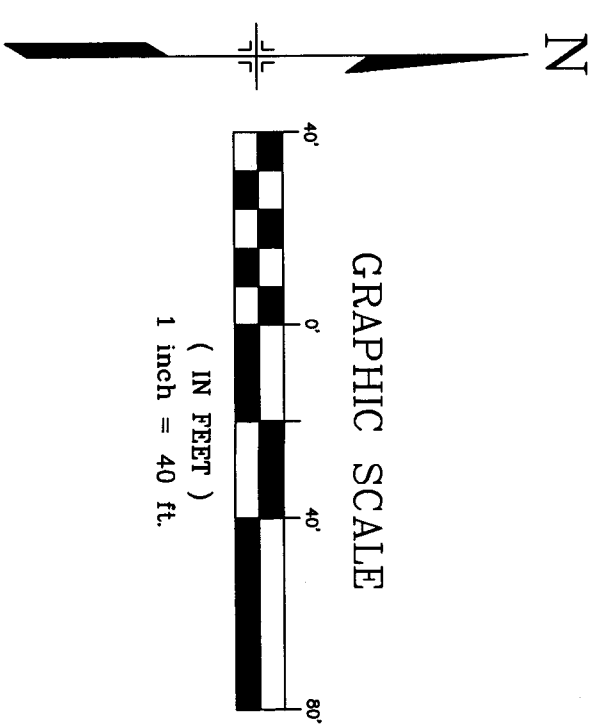
PDD FILE NO.: PUDSP-21-003



LEGEND

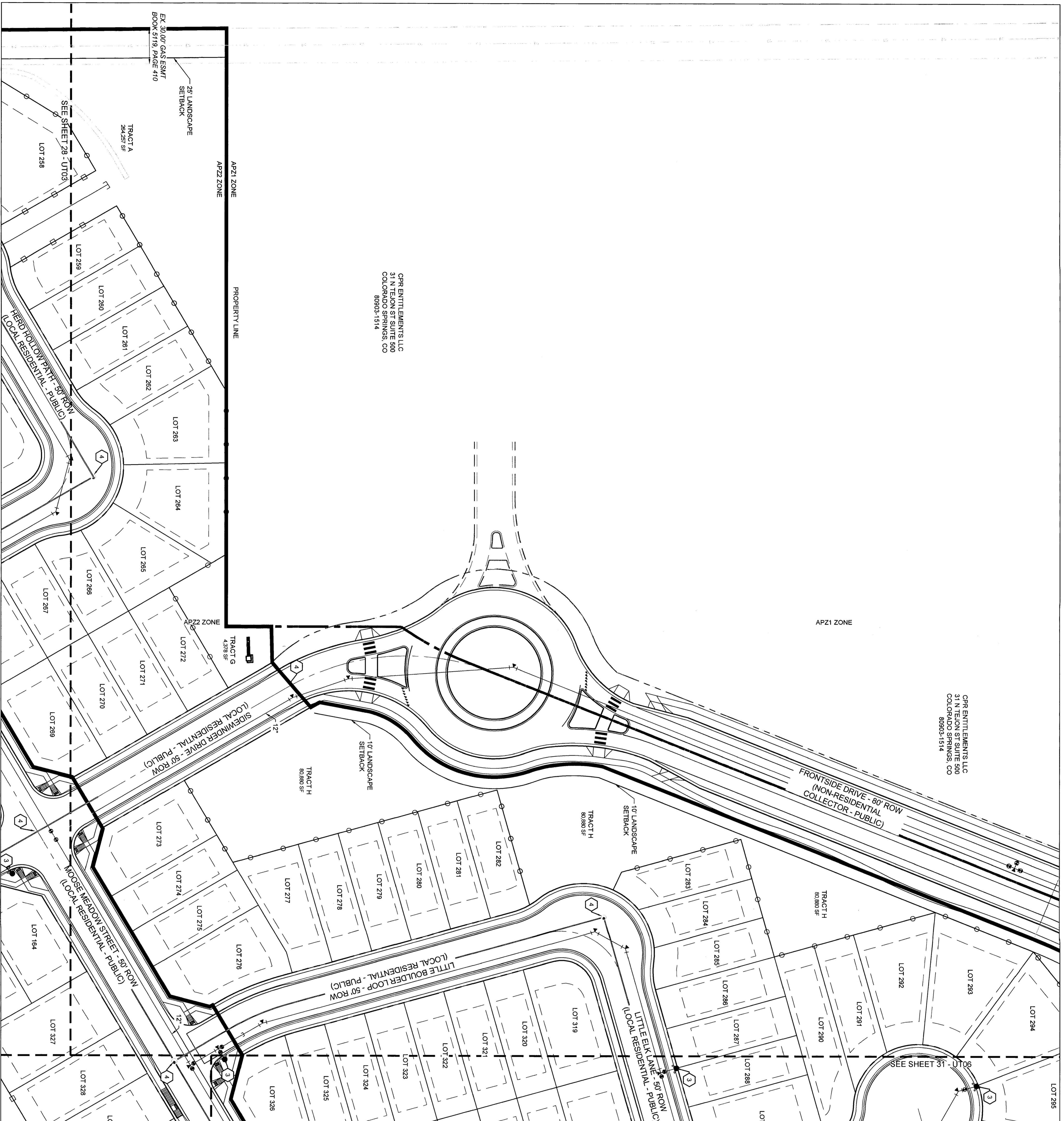
- EXISTING STORM SEWER
- 1 PROP. STORM SEWER
- 2 PROP. STORM INLETS
- 3 PROP. STORM MANHOLE
- EXISTING WATER MAIN
- 4 PROP. PUBLIC PVC WATER MAIN
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- EXISTING SANITARY SEWER MAIN
- 5 PROP. PUBLIC PVC SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- 4 PROP. SANITARY SEWER
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 4. ALL WATER LINES 8" UNLESS OTHERWISE NOTED.



22115788
7-16-2021

<p>CONSULTANTS:</p> <p>Matrix</p> <p>2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 579-0208 FAX: (719) 579-0208</p> <p>OWNER/DEVELOPER:</p> <p>COALA LLC 655 MIDDLE CREEK PAVY, SUITE 900 COLORADO SPRINGS, CO 80921 PHONE: (719) 392-9493</p>	<p>PROJECT:</p> <p>TRAILS AT ASPEN RIDGE PUDSP AMENDMENT</p> <p>EL PASO COUNTY, CO RESIDENTIAL ZONE REVISION HISTORY:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>10/25/2021</td> <td>FIRST CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>1</td> <td>04/22/2021</td> <td>SECOND CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>3</td> <td>09/17/2021</td> <td>FOR SIGNATURE</td> <td></td> </tr> </tbody> </table> <p>DRAWING INFORMATION: PROJECT NO.: 20 886 028 DRAWN BY: LCB CHECKED BY: NMS APPROVED BY: NMS SHEET TITLE:</p>	NO.	DATE	DESCRIPTION	BY	0	10/25/2021	FIRST CITY SUBMITTAL		1	04/22/2021	SECOND CITY SUBMITTAL		3	09/17/2021	FOR SIGNATURE		<p>KEY MAP:</p>	<p style="text-align: center;">PRELIMINARY UTILITY PLAN</p> <p style="text-align: center;">UT03</p> <p style="text-align: center;">SHEET 28 OF 34</p> <p style="text-align: center;">PUDSP-21-003</p>
NO.	DATE	DESCRIPTION	BY																
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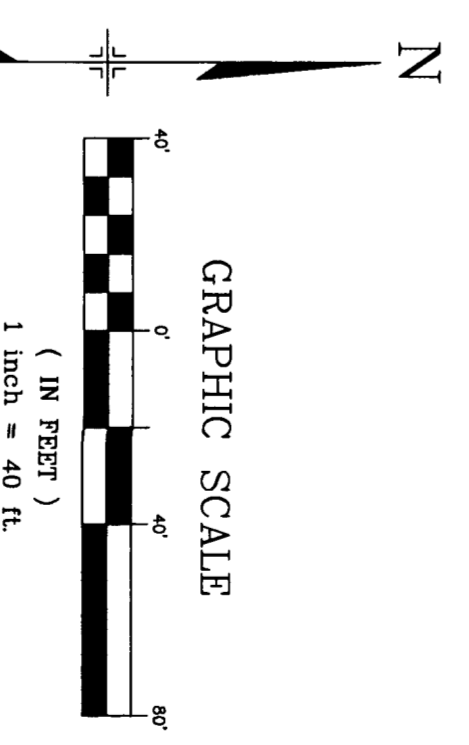


CPR ENTITLEMENTS LLC
31 N TEJON ST SUITE 500
COLORADO SPRINGS, CO
80903-1514

LEGEND

- 1. EXISTING STORM SEWER
- 2. PROP. STORM SEWER
- 3. PROP. STORM INLETS
- 4. PROP. STORM MANHOLE
- 5. EXISTING WATER MAIN
- 6. PROP. PUBLIC PVC WATER MAIN
- 7. PROP. FIRE HYDRANT
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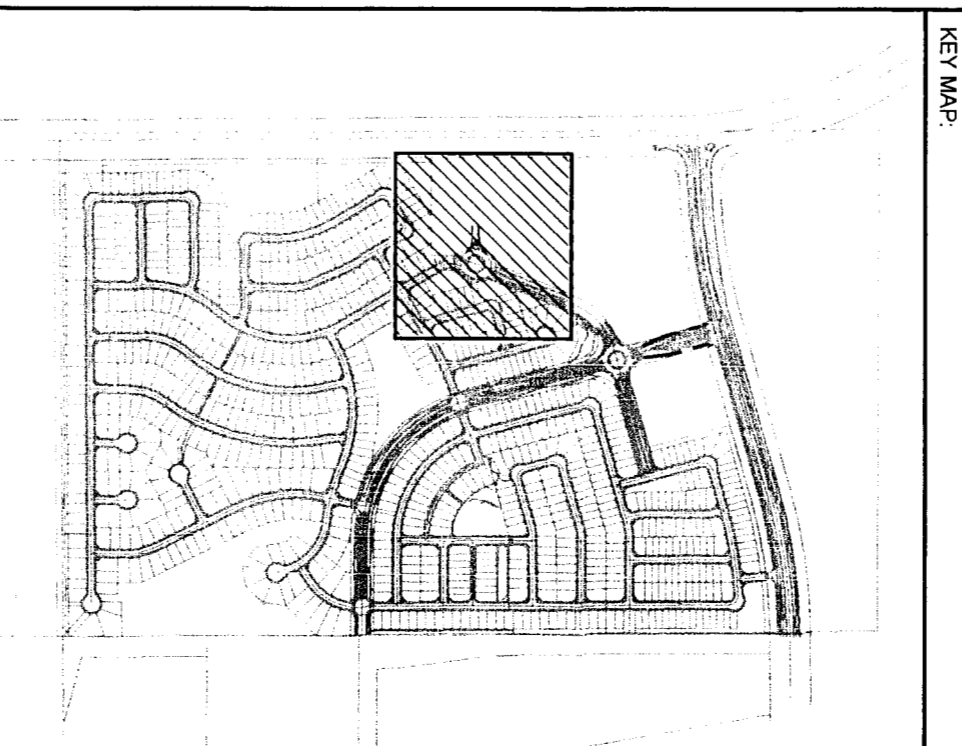
22135788
7-16-2021

CONSULTANTS:



2085 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80921
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
COLA, LLC
2085 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80921
PHONE: (719) 382-5433



PROJECT:
TRAILS AT ASPEN RIDGE PUDSP
AMENDMENT

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	
1	04/23/2021	SECOND CITY SUBMITTAL	
3	09/17/2021	FOR SIGNATURE	

DRAWING INFORMATION:
 PROJECT NO. 20 886 028
 DRAWN BY: LCB
 CHECKED BY: NMS
 APPROVED BY: NMS
 SHEET TITLE:

**PRELIMINARY
UTILITY PLAN**

UT05

SHEET 30 OF 34

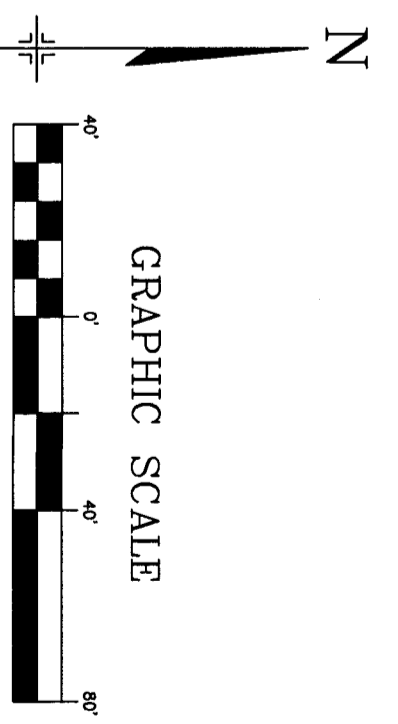
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LEGEND

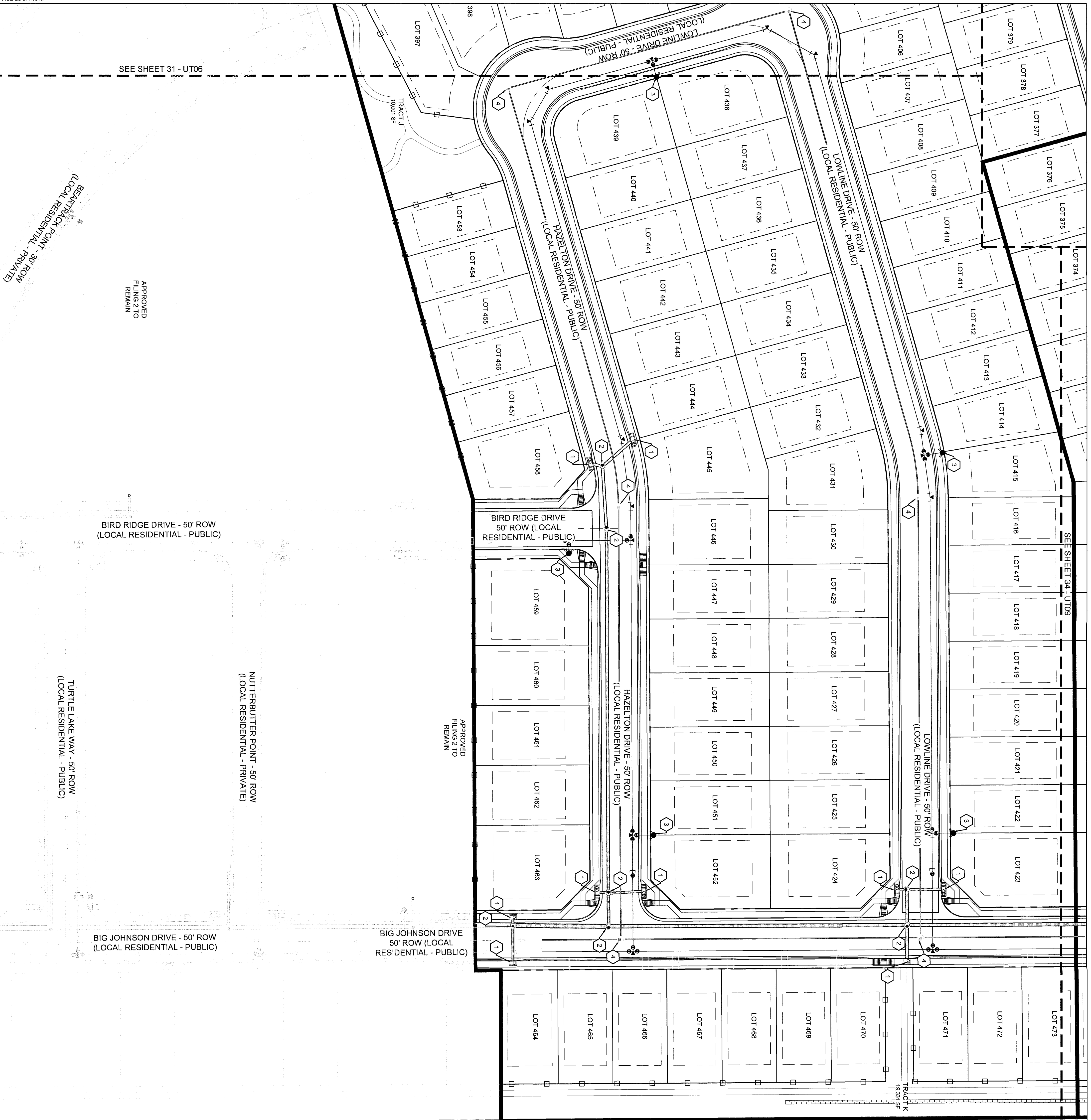
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221135788
7-16-2021

<p>CONSULTANTS: Matrix PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER 2425 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0288</p> <p>OWNER/DEVELOPER: COLA LLC 555 MIDDLE CREEK HWY., SUITE 300 COLORADO SPRINGS, CO 80921 PHONE: (719) 382-9433</p>	<p>PROJECT: TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT</p> <p>EL PASO COUNTY, CO FEBRUARY 2021</p> <p>REVISION HISTORY:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>02/02/2021</td> <td>FIRST CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>1</td> <td>04/23/2021</td> <td>SECOND CITY SUBMITTAL</td> <td></td> </tr> <tr> <td>3</td> <td>09/17/2021</td> <td>FOR SIGNATURE</td> <td></td> </tr> </tbody> </table> <p>DRAWING INFORMATION: PROJECT NO: 20.886.028 DRAWN BY: LCB CHECKED BY: NMS APPROVED BY: NMS SHEET TITLE:</p>	NO.	DATE	DESCRIPTION	BY	0	02/02/2021	FIRST CITY SUBMITTAL		1	04/23/2021	SECOND CITY SUBMITTAL		3	09/17/2021	FOR SIGNATURE		<p>KEY MAP:</p>	<p style="text-align: center; font-size: 2em; font-weight: bold;">UT06</p> <p style="text-align: center; font-weight: bold;">PRELIMINARY UTILITY PLAN</p> <p style="text-align: center;">SHEET 31 OF 34 PUDSP-21-005</p>
NO.	DATE	DESCRIPTION	BY																
0	02/02/2021	FIRST CITY SUBMITTAL																	
1	04/23/2021	SECOND CITY SUBMITTAL																	
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SEE SHEET 31 - UT06

SEE SHEET 34 - UT09

APPROVED
FILING 2 TO
REMAIN

APPROVED
FILING 2 TO
REMAIN

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

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

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

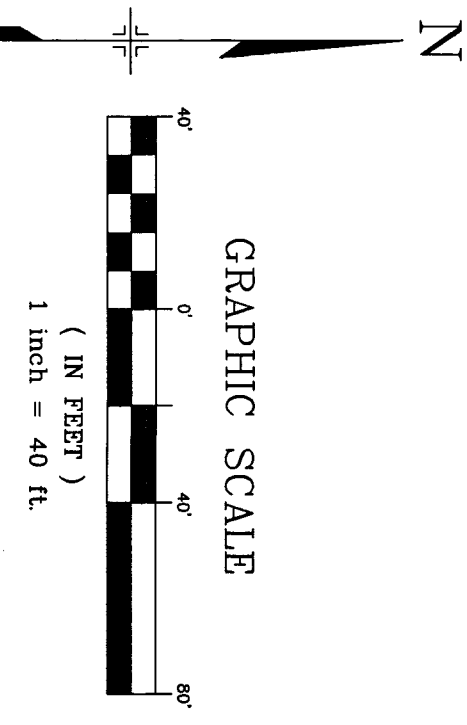
BIG JOHNSON DRIVE - 50' ROW
(LOCAL RESIDENTIAL - PUBLIC)

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

PROPERTY LINE

LEGEND

- EXISTING STORM SEWER
 - PROP. STORM SEWER
 - PROP. STORM INLETS
 - PROP. STORM MANHOLE
 - EXISTING WATER MAIN
 - PROP. PUBLIC PVC WATER MAIN
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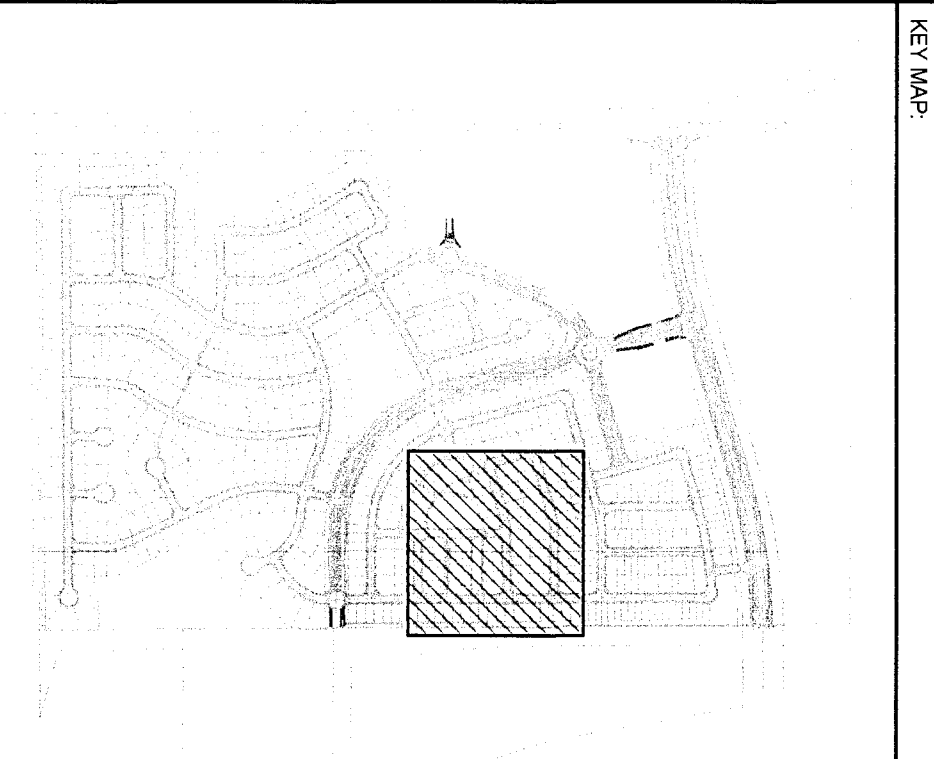


GRAPHIC SCALE

1 inch = 40 ft.

CONSULTANTS
MADRIX
 PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80921
 PHONE: (719) 575-0100
 FAX: (719) 575-0288

OWNER/DEVELOPER
COLA LLC
 555 MIDDLE CREEK HWY, SUITE 300
 COLORADO SPRINGS, CO 80921
 PHONE: (719) 825-9493



PROJECT:
**TRAILS AT ASPEN RIDGE PUDSP
 AMENDMENT**

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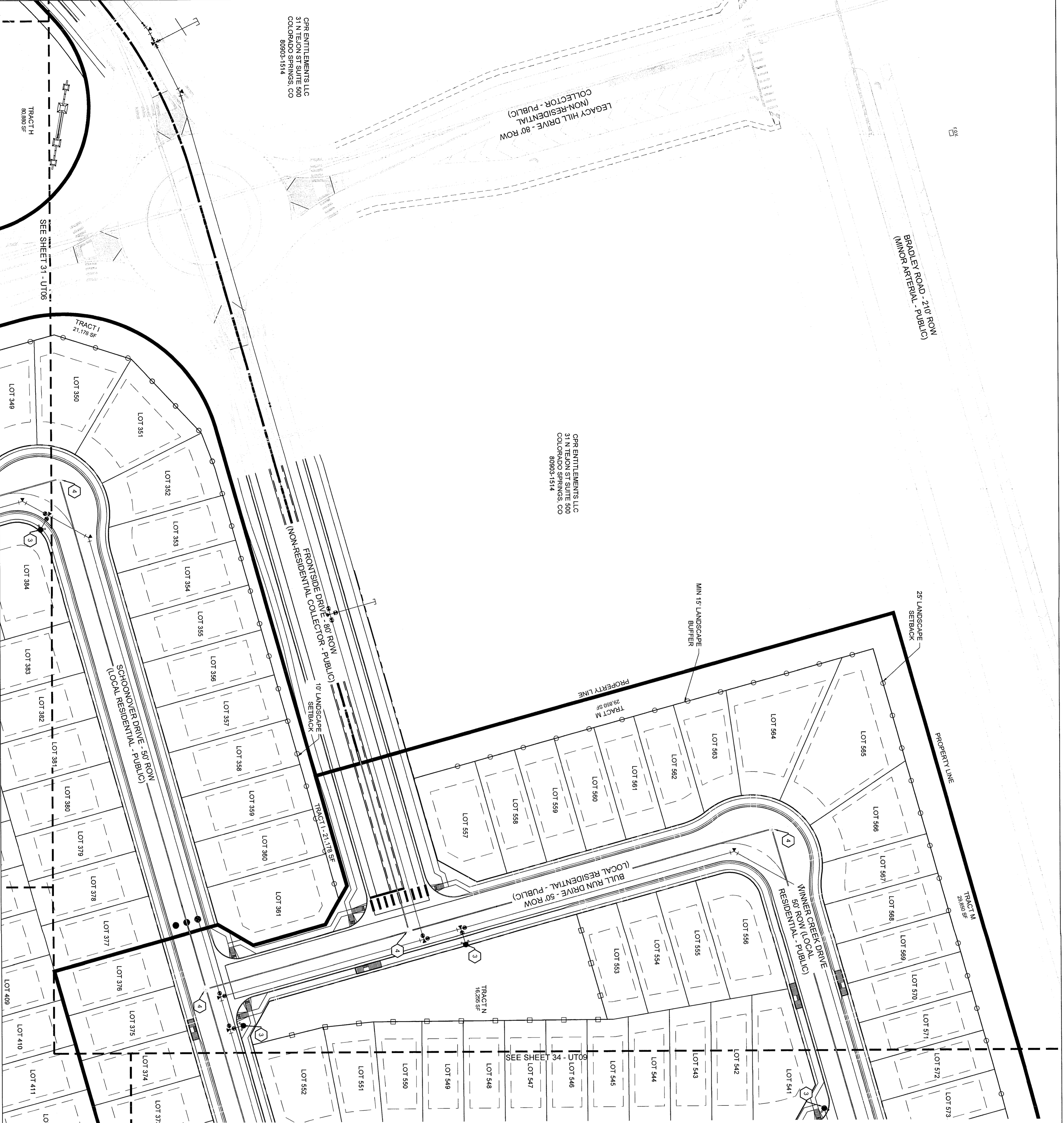
**PRELIMINARY
 UTILITY PLAN**

UT07

SHEET 32 OF 34

PUD FILE NO.: PUDSP-21-103

221135788
 7-16-2021



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

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

BRADLEY ROAD - 2'10" ROW
(MINOR ARTERIAL - PUBLIC)

LEGACY HILL DRIVE - 80' ROW
(NON-RESIDENTIAL
COLLECTOR - PUBLIC)

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

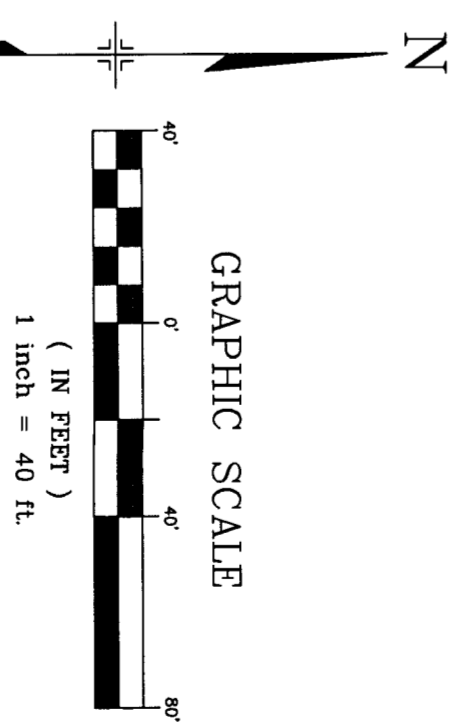
BULL RUN DRIVE - 50' ROW
(LOCAL RESIDENTIAL - PUBLIC)

WINNER CREEK DRIVE
50' ROW (LOCAL
RESIDENTIAL - PUBLIC)

LEGEND

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- 4. PROP. STORM MANHOLE
- 5. EXISTING WATER MAIN
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231 357 88
7 - 16 - 2021

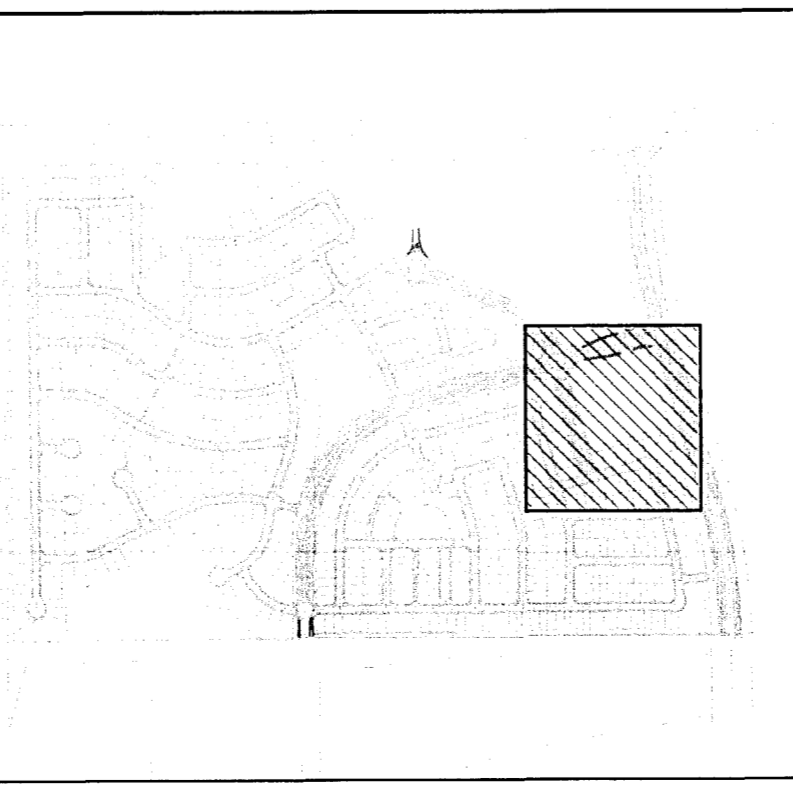
CONSULTANTS
PLANNER LANDSCAPE ARCHITECT CIVIL ENGINEER



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0288
FAX: (719) 575-0288

OWNER/DEVELOPER:
COLLA LLC
555 MIDDLE CREEK Pkwy, SUITE 300
COLORADO SPRINGS, CO 80921
PHONE: (719) 520-5453

KEY MAP



PROJECT:
TRAILS AT ASPEN RIDGE PUDSP
AMENDMENT

NO.	DATE	DESCRIPTION	BY
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1	04/29/2021	SECOND CITY SUBMITTAL	
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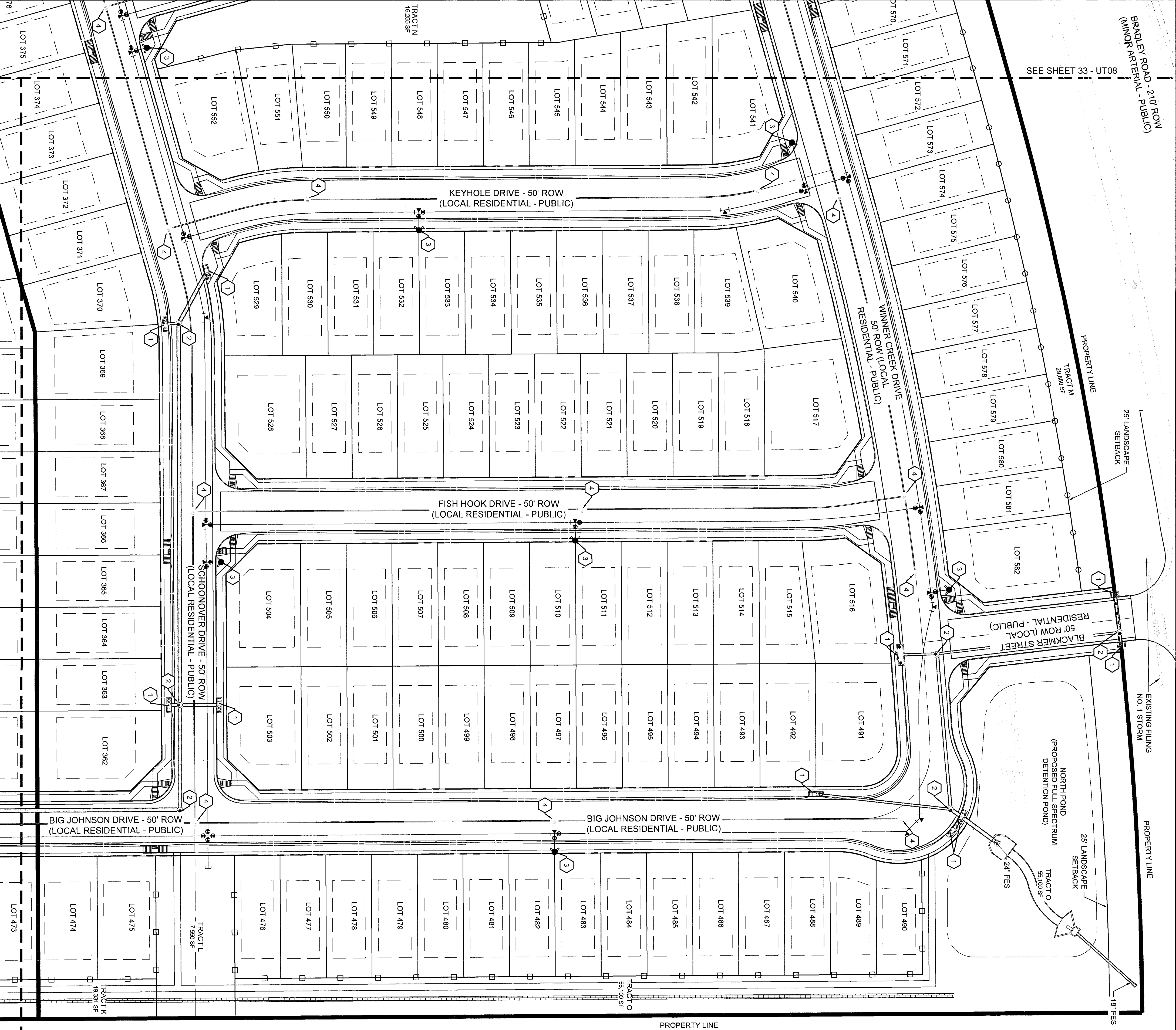
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PROJECT NO.: 20 886 028
DRAWN BY: COB
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**PRELIMINARY
UTILITY PLAN**

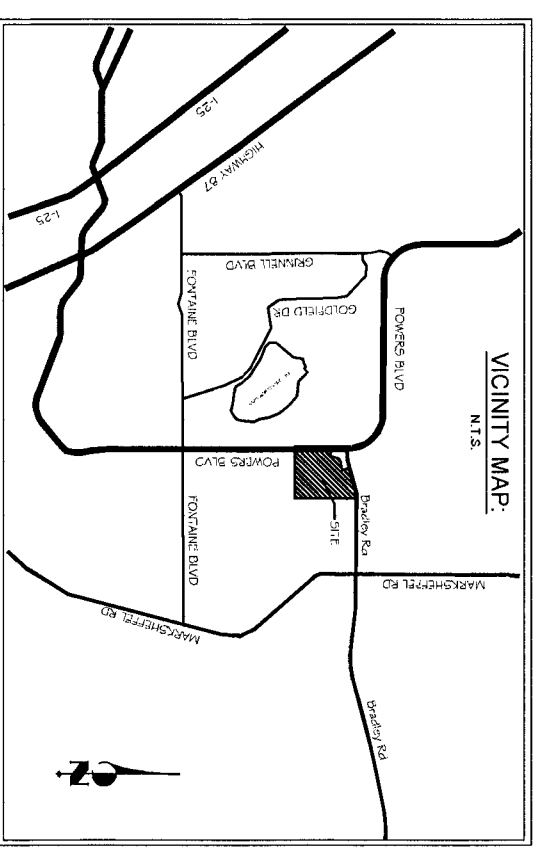
UT08

SHEET 33 OF 34

PDD FILE NO: PDDSP-21-005



SHEET INDEX:
 LS01 LANDSCAPE PLAN TITLE SHEET
 LS02 LANDSCAPE DETAILS & OVERALL SITE PLAN
 LS03-LS08 LANDSCAPE PLAN



GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER, OWNERS REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTRACTING CALL BEFORE 10:00 AM AT (800) 922-1981 OR 911. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE THE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADERS IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- ALL COMMON LANDSCAPE AND STREETSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT.
- ALL SIGHT DISTANCE TRIANGLES SHALL BE KEPT CLEAR FROM VISIBILITY OBSTRUCTIONS FROM 30 INCHES TO 8 FEET ABOVE FLOAMEL ELEVATION OF THE ADJACENT ROADWAY. PLANT MATERIAL SHORTER THAN 30 INCHES IS PERMITTED. ANY TREES LOCATED WITHIN THE SIGHT DISTANCE TRIANGLE SHALL BE LIMBED TO 8 FEET.

PLANT LEGEND

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	MATURE HEIGHT	SIZE	NOTES
DECIDUOUS TREES							
AC		Amelanchier canadensis	MULTI-STEM SHADBLOW SERVICEBERRY	15-25'	40-50'	6' HT. B&B, MULTI-STEM	
AF		Acer x Freemanii Autumn Blaze	AUTUMN BLAZE MAPLE	15-40'	35-50'	2.5' CAL. B&B	
AG		Amelanchier x grandiflora Autumn Brilliance	AUTUMN BRILLIANCE SERVICEBERRY	15-25'	15-25'	2.5' CAL. B&B, SINGLE STEM	
AP		Acer platanoides 'Dobrotrah'	DEBORAH NORWAY MAPLE	30-40'	15-25'	2" CAL. B&B	
GD		Gymnocladus dioica	KENTUCKY COFFEE TREE	20-50'	40-50'	2.5' CAL. B&B	
KO		Koeleria paniculata	GOLDENRAIN TREE	20-30'	20-30'	2.5' CAL. B&B	
MR		Malus Red Jewel	RED JEWEL CRABAPPLE	15-20'	15-20'	2.5' CAL. B&B	
MS		Malus Spring Snow	SPRING SNOW CRABAPPLE	15-20'	15-20'	2.5' CAL. B&B	
OR		Quercus laevis	RED OAK	40-50'	40-50'	2.5' CAL. B&B	
TA		Tilia americana Wandaell	LEGEND AMERICAN LINDEN	30-40'	40-50'	2.5' CAL. B&B	
TT		Tilia tomentosa	STERLING SILVER LINDEN	30-40'	40-50'	2" CAL. B&B	
EVERGREEN TREES							
BS		Protea purpuris	COLORADO BLUE SPRUCE	20-30'	40-60'	6' HT. B&B	
PE		Pinus edulis	PINYON PINE	10-20'	20-30'	6' HT. B&B	
PH		Pinus heldreichii	BOSNIAN PINE	10-12'	15-25'	6' HT. B&B	
PN		Pinus nigra	AUSTRIAN PINE	30-40'	40-60'	6' HT. B&B	
PS		Pinus sylvestris	SCOTCH PINE	20-30'	30-50'	6' HT. B&B	
SHRUBS							
BT		Berberis thunbergii 'Ginseng Pygmy'	CRIMSON PYGMY BARBERRY	1-2'	1-2'	5 GAL. SPACING AS SHOWN	
CA		Cotoneaster adpressus 'Tom Thumb'	TOM THUMB COTONEASTER	3-4'	1-2'	5 GAL. SPACING AS SHOWN	
CC		Caryopteris x chandonensis Blue Mist	BLUE MIST SPREA	2-3'	3-4'	5 GAL. SPACING AS SHOWN	
JA		Juniperus sabina 'Arcadia'	ARCADIA JUNIPER	4-6'	1-2'	5 GAL. SPACING AS SHOWN	
PA		Paroskia atriplicifolia	RUSSIAN SAGE	3-4'	3-4'	5 GAL. SPACING AS SHOWN	
FB		Pinus besseyi	WESTERN SAND CHERRY	4-6'	4-6'	5 GAL. SPACING AS SHOWN	
RA		Rhus aromatica 'Gig-Low'	SMOKEBUSH	6-8'	2-3'	5 GAL. SPACING AS SHOWN	
RC		Rosa x Meilandand Coral	MEDLAND CORAL ROSE	2-3'	2-3'	5 GAL. SPACING AS SHOWN	
RF		Rosa x Meilandand Fire	MEDLAND FIRE ROSE	4-6'	18-24"	5 GAL. SPACING AS SHOWN	
RS		Rosa x Meilandand White	MEDLAND WHITE ROSE	1-2'	1-2'	5 GAL. SPACING AS SHOWN	
RR		Rosa x Ruby Voodoo	RUBY VOODOO ROSE	5-6'	6-8'	5 GAL. SPACING AS SHOWN	
SH		Syringa x tetracentriflora 'Pocahontas'	HTBRID RED SINGLE LILAC	8-12'	8-12'	5 GAL. SPACING AS SHOWN	
ORNAMENTAL GRASSES							
BG		Bouteloua gracilis 'Blonde Ambition'	BLONDE AMBITION GRASS	1-2'	2-3'	5 GAL. SPACING AS SHOWN	
MA		Miscanthus sinensis 'Gracillimus'	MEXICAN FEATHER GRASS	4-5'	4-5'	5 GAL. SPACING AS SHOWN	
NT		Nassella tenuissima	MEXICAN FEATHER GRASS	1-2'	2-3'	5 GAL. SPACING AS SHOWN	

SHRUB / TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNERS REPRESENTATIVE RESERVES THE RIGHT TO OBJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK. ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- PERVIOUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS. WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF FIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE PHYSICAL ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

SOILS ANALYSIS RECOMMENDATIONS :

- APPLY 3 CY 1,000 SF ORGANIC MATTER COMPOST AMENDMENT, TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.

TRAILS AT ASPEN RIDGE
PUDSP MAJOR AMENDMENT

A TRACT OF LAND LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8" FINE GRADE AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED IN THE SOIL ANALYSIS.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER AND DEEPER) THAT MAY IMPED SEEDING SHALL BE GRADED FROM THE SITE. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SEEDING. SEEDING SHALL BE PERFORMED PRIOR TO SEEDING. SEEDS THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKS, BRODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERRED THAT SEEDING OCCUR DURING THE FALL (SEPT-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. CONSTRUCTION SHALL NOT BE SCHEDULED DURING SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGE-LAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE RECOMMENDED METHOD.
- SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGE-LAND DRILL WITH A SMALL SEED/EQUIPMENT BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPISHED USING BROADCAST DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
- SEEDS GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND. MECHANICAL SPREADER OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDING AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
- 10.2.1 HYDRO-MULCH AND BROADCAST - HYDRO-MULCH AND BROADCAST SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
- 10.2.2 BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- MATINE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL BE PLANTED ABOVE THE SEEDING. FAST GROWING ORGANIC TURFGRASS SHALL BE USED TO LEAD TO THE ESTABLISHMENT OF PERMANENT TURFGRASS. CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC FACKFIER.
- SUPER SEEDING: IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCURATELY SCHEDULED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF THE SEEDING IS PERFORMED DURING A PERIOD OF DROUGHT, A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.25-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL BE AT LEAST 3 MONTHS. SEEDING/SODS/AFTER FOOT PLANTING ROWS SHALL BE NOTICABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, LOCAL VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDD DURING THE SAME SEASON.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- SUPER SEEDING: IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCURATELY SCHEDULED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF THE SEEDING IS PERFORMED DURING A PERIOD OF DROUGHT, A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.25-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.

LANDSCAPE SETBACKS:

ZONE/ DISTRICT BOUNDARY:	LEGACY DR. WEST	LEGACY DRIVE EAST	FRONTSIDE DR.	POWERS BLVD.	BRADLEY RD.
STREET CLASSIFICATION:	NO	NO	NO	NO	NO
STREET DEFINITION REQUIRED/PROVIDED:	NON-ARTERIAL	NON-ARTERIAL	NON-ARTERIAL	FREEMWAY	RURAL MINOR ARTERIAL
LINEAR FOOTAGE:	2183'	2048'	1716'	1892'	1069'
TREE/FREET REQUIRED:	1/30 LF	1/20 LF	1/30 LF	1/20 LF	1/25 LF
NUMBER OF TREES REQUIRED/PROVIDED:	731/74	68/68	57/56	86/66	43/43
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0/0	0/0	0/0	0/0	0/0
ORNAMENTAL GRASS SUBSTITUTES REQUIRED/PROV:	0/0	0/0	0/0	0/0	0/0
PLANT ABBREVIATION DEVOTED ON PLAN	LW	LE	FS	PW	BR
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/100%	75%/100%	75%/100%	75%/100%

2111 357 88
 7-16-2021

CONSULTANTS



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OWNER/DEVELOPER

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 COLORADO SPRINGS, CO 80921
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PROJECT:
 TRAILS AT ASPEN RIDGE PUDSP AMENDMENT

EL PASO COUNTY, CO
 FEBRUARY 2021
 REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/02/2021	FIRST CITY SUBMITTAL	
1	04/23/2021	SECOND CITY SUBMITTAL	
2	06/17/2021	FOR SIGNATURE	

DRAWING INFORMATION
 PROJECT NO: 201986 028
 DRAWN BY: SJC
 CHECKED BY: JA
 APPROVED BY: JA
 SHEET TITLE:

LANDSCAPE PLAN COVER SHEET

LS01

SHEET 1 OF 8

PUDSP-21-015

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 13
SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

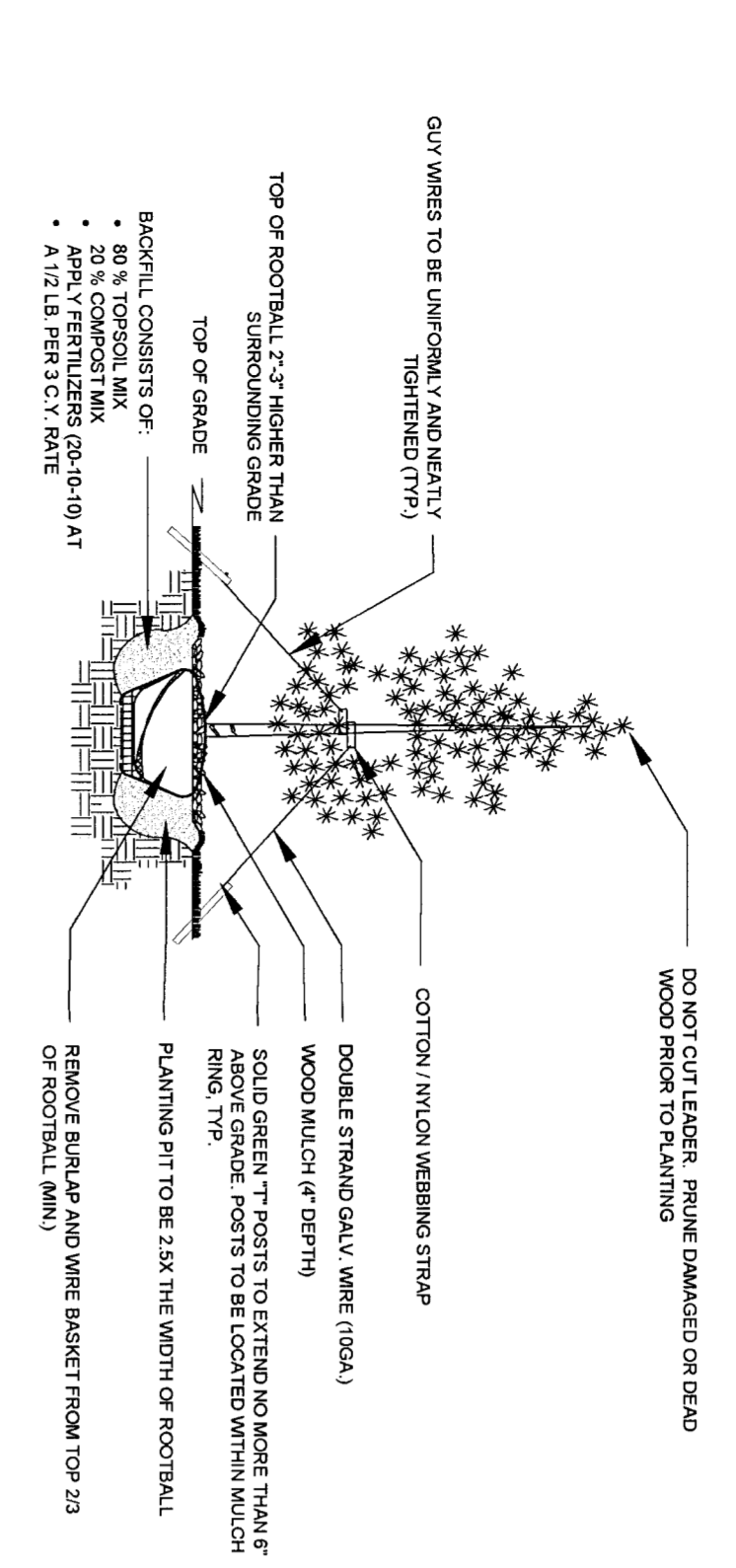
SHEET INDEX:

CONSULTANTS
PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER

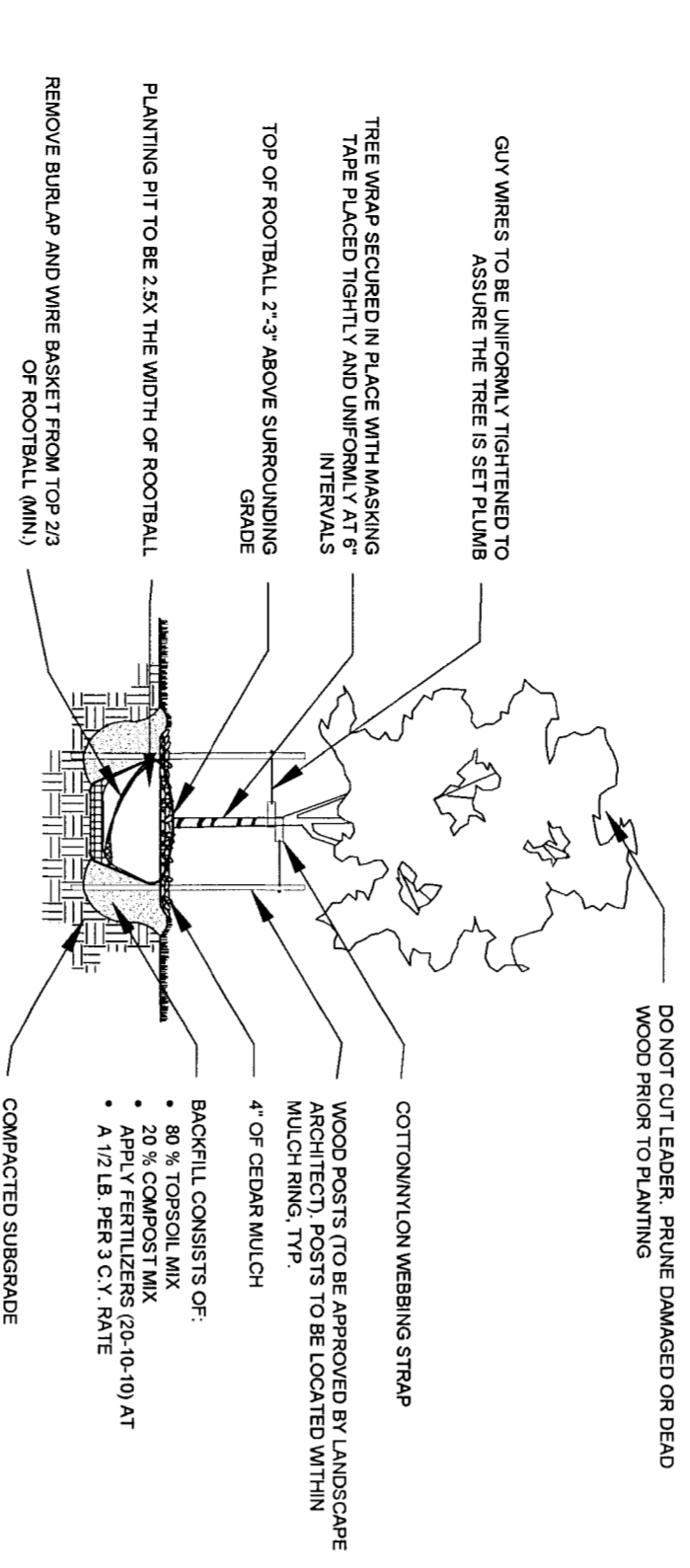
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2425 RESEARCH PARKWAY, SUITE 300
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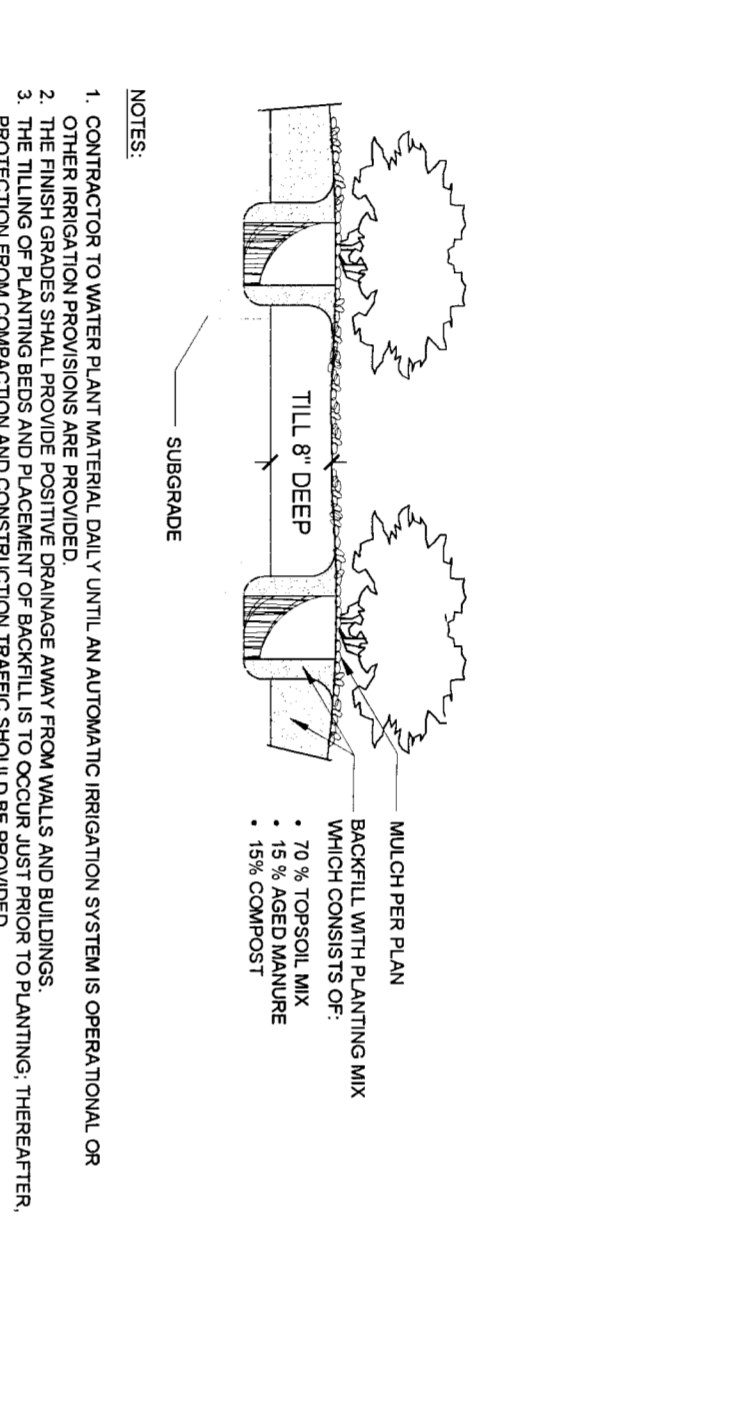
OWNER/DEVELOPER
COLA LLC
565 MIDDLE CREEK HWY, SUITE 300
COLORADO SPRINGS, CO 80921
PHONE: (719) 822-9433



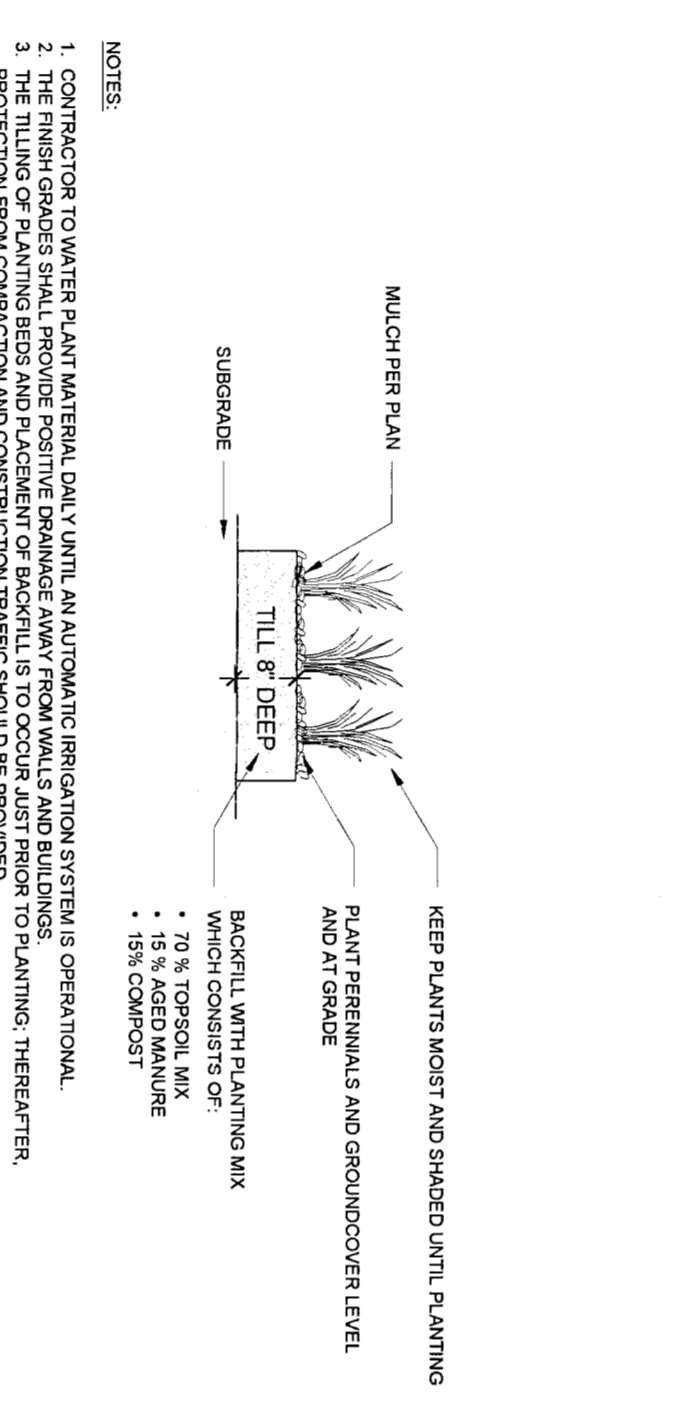
1 EVERGREEN TREE
PLANTING DETAIL NTS



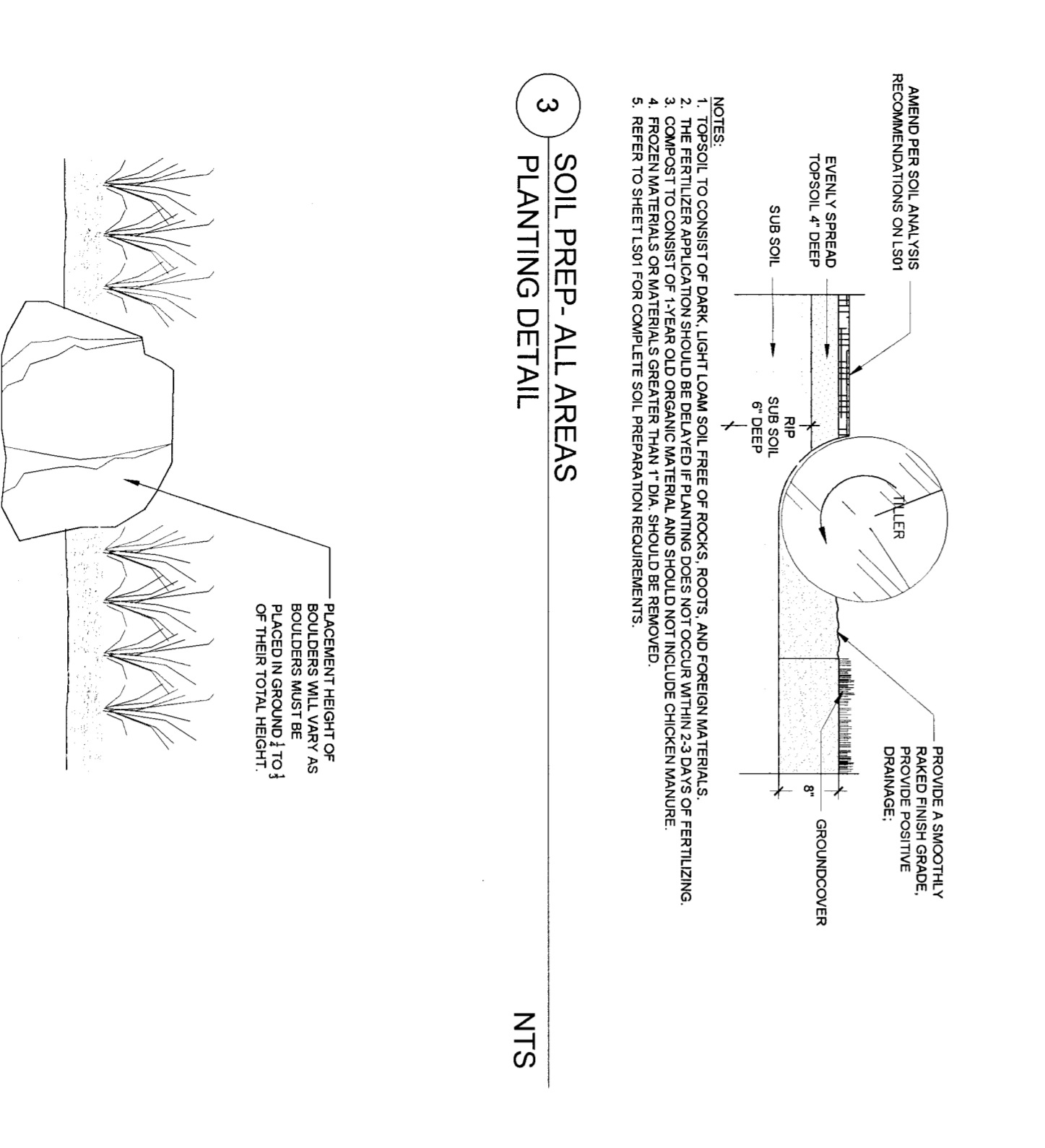
2 DECIDUOUS TREE
PLANTING DETAIL NTS



5 SHRUBS
PLANTING DETAIL NTS



6 GRASSES AND PERENNIALS
PLANTING DETAIL NTS



3 SOIL PREP - ALL AREAS
PLANTING DETAIL NTS



4 BOULDERS
INSTALLATION DETAIL NTS

7 OVERALL PHASING PLAN 1" = 200'



NO.	DATE	DESCRIPTION	BY
0	02/09/2021	FIRST CITY SUBMITTAL	
1	04/29/2021	SECOND CITY SUBMITTAL	
3	09/17/2021	FOR SIGNATURE	

DRAWING INFORMATION:
PROJECT NO: 201886 028
DRAWN BY: S/LC
CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE:

EL PASO COUNTY, CO
FEBRUARY 2021
REVISION HISTORY:

PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP
AMENDMENT

LANDSCAPE
DETAILS & SHEET
SET INDEX

LS02

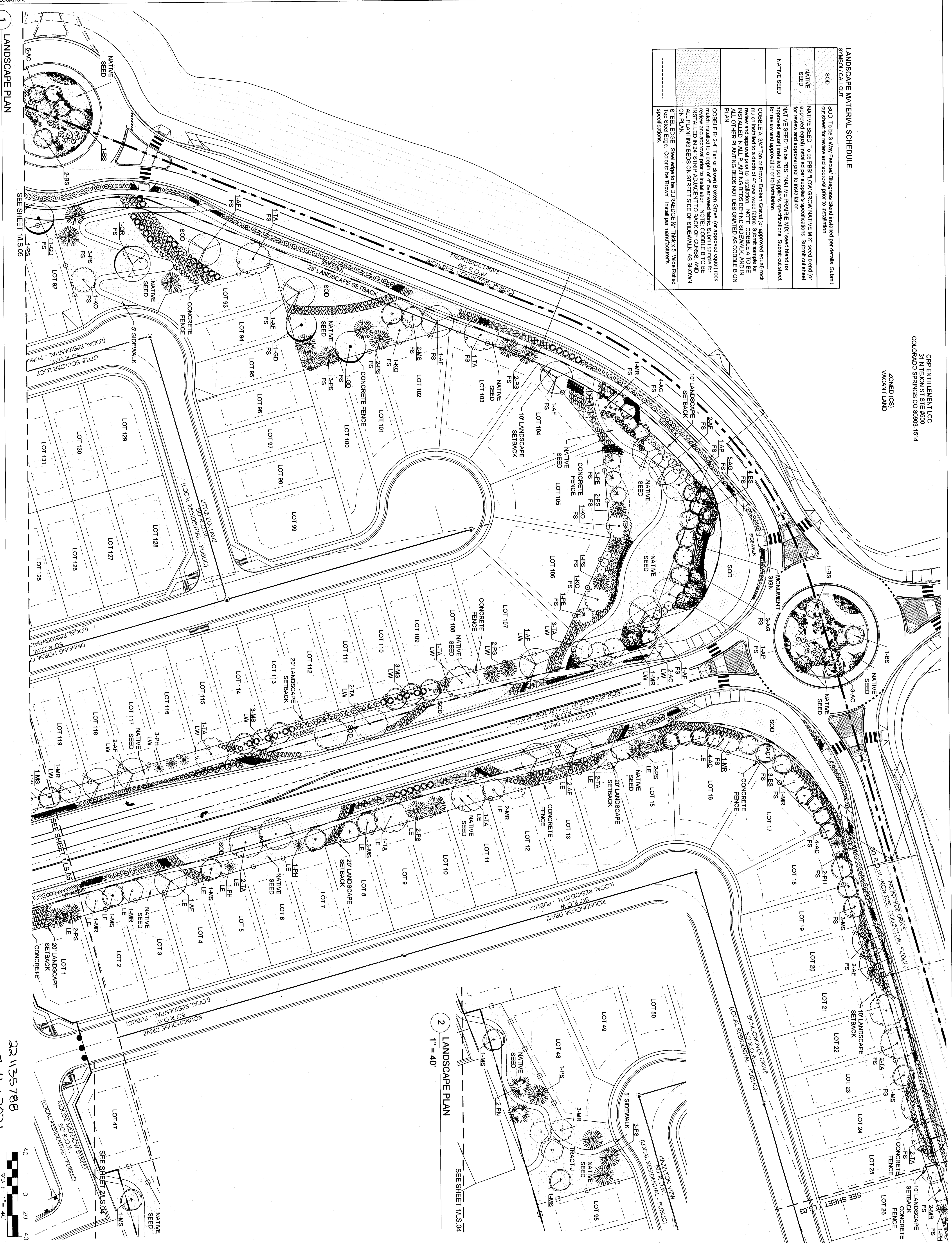
SHEET 2 OF 8

PDD FILE NO: PUDSP-21-005

GRP ENTITLEMENT LOC
 3111 N. STATE ST.
 COLORADO SPRINGS CO 80903-1514
 ZONED (CS)
 VACANT LAND

LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/CALCOUT	LANDSCAPE MATERIAL SCHEDULE:
SOD	SOD To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit out sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED To be PPS1 1/4" COV. GSON NATIVE MIX seed blend for review and approval prior to installation. Submit out sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED To be PPS1 NATIVE PRAIRIE MIX seed blend for review and approval prior to installation. Submit out sheet for review and approval prior to installation.
NATIVE SEED	COBBLE A, 3/4" Tan or Brown Broken Gravel (or approved equal) rock much installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE A TO BE INSTALLED IN ALL PLANTING BEDS BEHIND SIDEWALK AND IN ALL OTHER PLANTING BEDS NOT DESIGNATED AS COBBLE B ON PLAN.
NATIVE SEED	COBBLE B, 3/4" Tan or Brown Broken Gravel (or approved equal) rock much installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS AND ALL PLANTING BEDS ON STREET SIDE OF SIDEWALK AS SHOWN ON PLAN.
NATIVE SEED	STEEL EDGE: Steel edge to be DURABEDGE 2" THICK, 5/16" RADIUS Top Specifications. Coat to be Brown. Install per manufacturer's specifications.



LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/CALLOUT	DESCRIPTION
SOD	SOD To be 3-Way Fescue Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED To be PPS1 "LOW GROW NATIVE MIX" seed blend for approved equal) installed per applicant's specifications. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED To be PPS1 "NATIVE PRAIRIE MIX" seed blend for approved equal) installed per applicant's specifications. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	COBBLE A: 3/4" Tan or Brown Broken Gravel (or approved equal) rock installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE A TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS AND ALL OTHER PLANTING BEDS ON STREET SIDE OF SIDEWALK, AS SHOWN ON PLAN.
NATIVE SEED	COBBLE B: 2-4" Tan or Brown Broken Gravel (or approved equal) rock installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS AND ALL OTHER PLANTING BEDS ON STREET SIDE OF SIDEWALK, AS SHOWN ON PLAN.
NATIVE SEED	STEEL EDGE: Steel edge to be DURAPAGE 2" Thick, 3" Wide Rolled Steel Edge. Color to be Stone. Install per manufacturer's specifications.



LANDSCAPE PLAN

1 - 1" = 40'

221135798
7-16-2021

SCALE: 1" = 40'

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	
1	04/23/2021	SECOND CITY SUBMITTAL	
3	06/17/2021	FOR SIGNATURE	

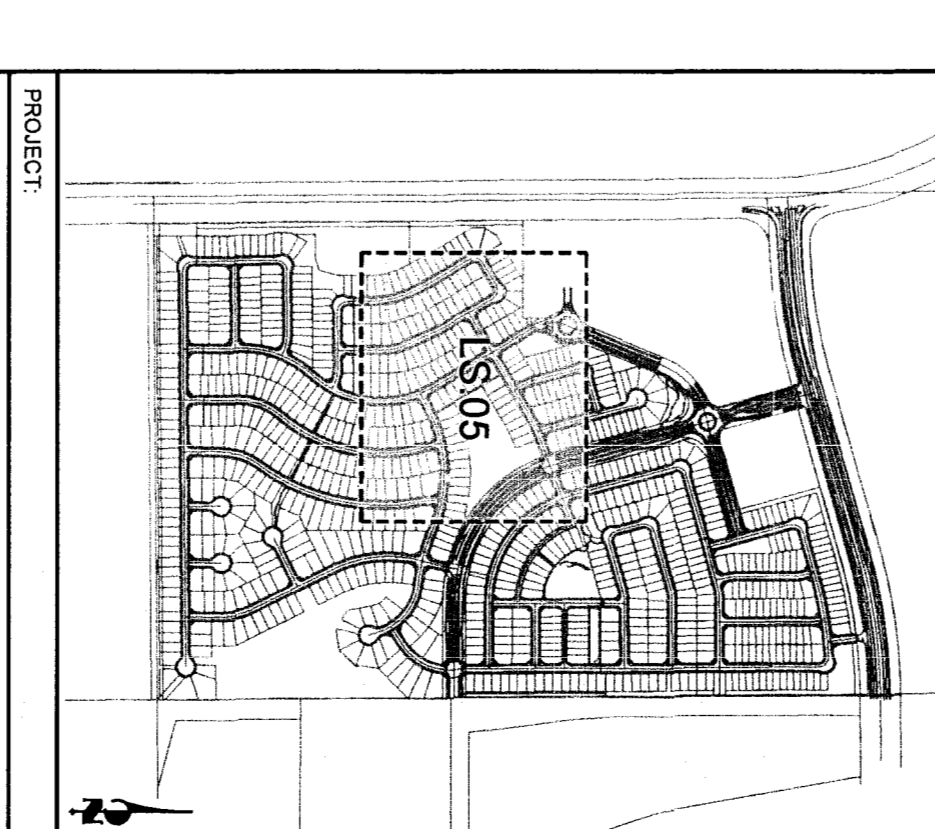
DRAWING INFORMATION:

PROJECT NO: 20.886.028
 DRAWN BY: SJC
 CHECKED BY: JA
 APPROVED BY: JA
 SHEET TITLE:

PROJECT:
 TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
 FEBRUARY 2021

REVISION HISTORY:

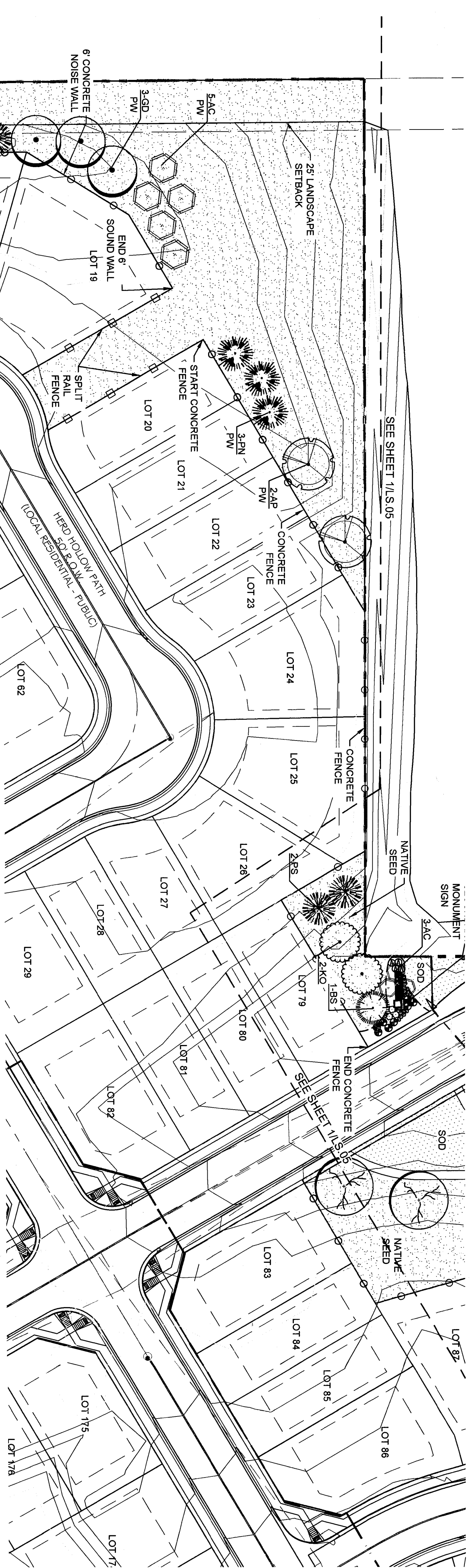


CONSULTANTS:
Matrix
 PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER
 2435 RESEARCH PARKWAY, SUITE 300
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DRAWING DEVELOPER:
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PROJECT:
 TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

REV. MAP:



1 LANDSCAPE PLAN
1" = 40'

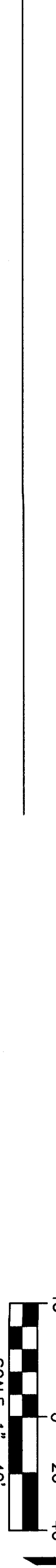
LANDSCAPE MATERIAL SCHEDULE:

SYMBOL CALLOUT	DESCRIPTION
SOD	SOD To be 3-Way Fescue/Bromegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED To be PBS' LOW GROW NATIVE MIX seed blend for approved equal installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED To be PBS' NATIVE PRAIRIE MIX seed blend for approved equal installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	COBBLE A: 3/4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE A TO BE INSTALLED IN ALL PLANTING BEDS BEHIND SIDEWALK AND IN ALL OTHER PLANTING BEDS NOT DESIGNATED AS COBBLE B ON PLAN.
STEEL EDGE	STEEL EDGE: Steel edge to be DURAEDGE 1/2" Thick x 5" Wide Raised Top Steel Edge. Color to be Brown. Install per manufacturer's specifications.

CONSULTANTS
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2 LANDSCAPE PLAN
1" = 40'



PROJECT
 TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
 FEBRUARY 2021

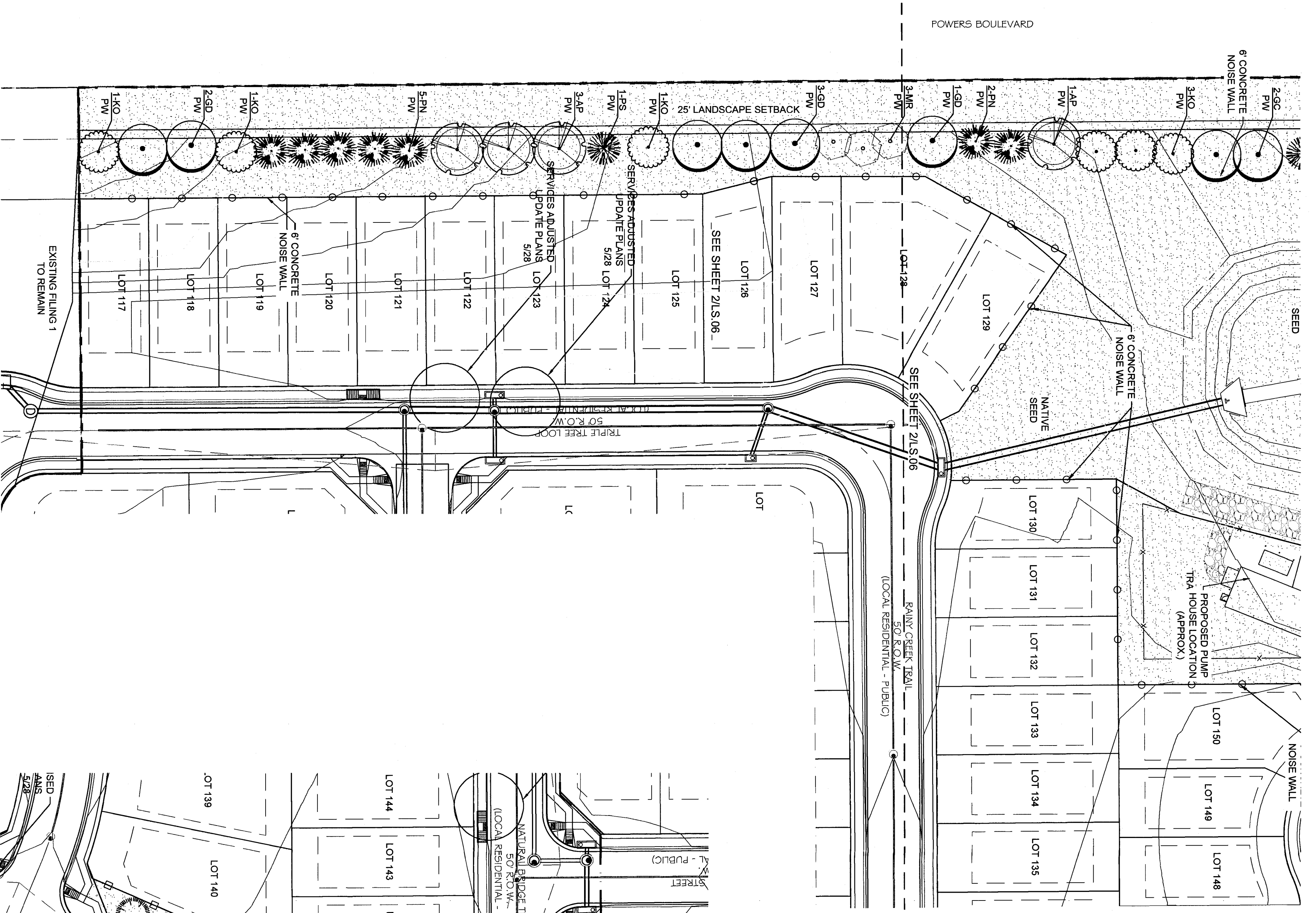
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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1	04/23/2021	SECOND CITY SUBMITTAL	
3	06/17/2021	FOR SIGNATURE	

DRAWING INFORMATION:
 PROJECT NO: 20.886.028
 DRAWN BY: SJC
 CHECKED BY: JA
 APPROVED BY: JA
 SHEET TITLE:

LANDSCAPE PLAN
LS06
 SHEET 6 OF 8

PCD FILE NO.: PUDSP-21-013



1 LANDSCAPE PLAN
1" = 40'

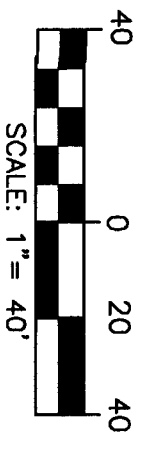
LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/CALL OUT	DESCRIPTION
SOD	SOD To be 3-Way Fescue Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED To be PPS1 'LOW GROW/NATIVE MIX' seed blend for approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED To be PPS1 'NATIVE PRAIRIE MIX' seed blend for approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	COBBLE B 2.4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS AND IN PLANTING BEDS ON SINKER SIDE OF SIDEWALK AS SHOWN ON PLAN.
STEEL EDGE	STEEL EDGE Steel edge to be DUREEDGE X-TRUCK 5" Wide Raised Top Steel Edge. Color to be Brown. Install per manufacturer's specifications.



2 LANDSCAPE PLAN
1" = 40'

2.2.11.357.08
7.16.2021



CONSULTANTS
Matrix
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80921
 PHONE: (719) 579-0100
 FAX: (719) 579-0288

DRAWN/DEVELOPER
 COLA LLC
 655 MIDDLE CREEK Pkwy, SUITE 300
 COLORADO SPRINGS, CO 80921
 PHONE: (719) 823-9493



PROJECT:
TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO
 FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/02/2021	FIRST CITY SUBMITTAL	
1	04/23/2021	SECOND CITY SUBMITTAL	
3	06/17/2021	FOR SIGNATURE	

DRAWING INFORMATION:

PROJECT NO: 20.886.028
 DRAWN BY: SJC
 CHECKED BY: JA
 APPROVED BY: JA
 SHEET TITLE:

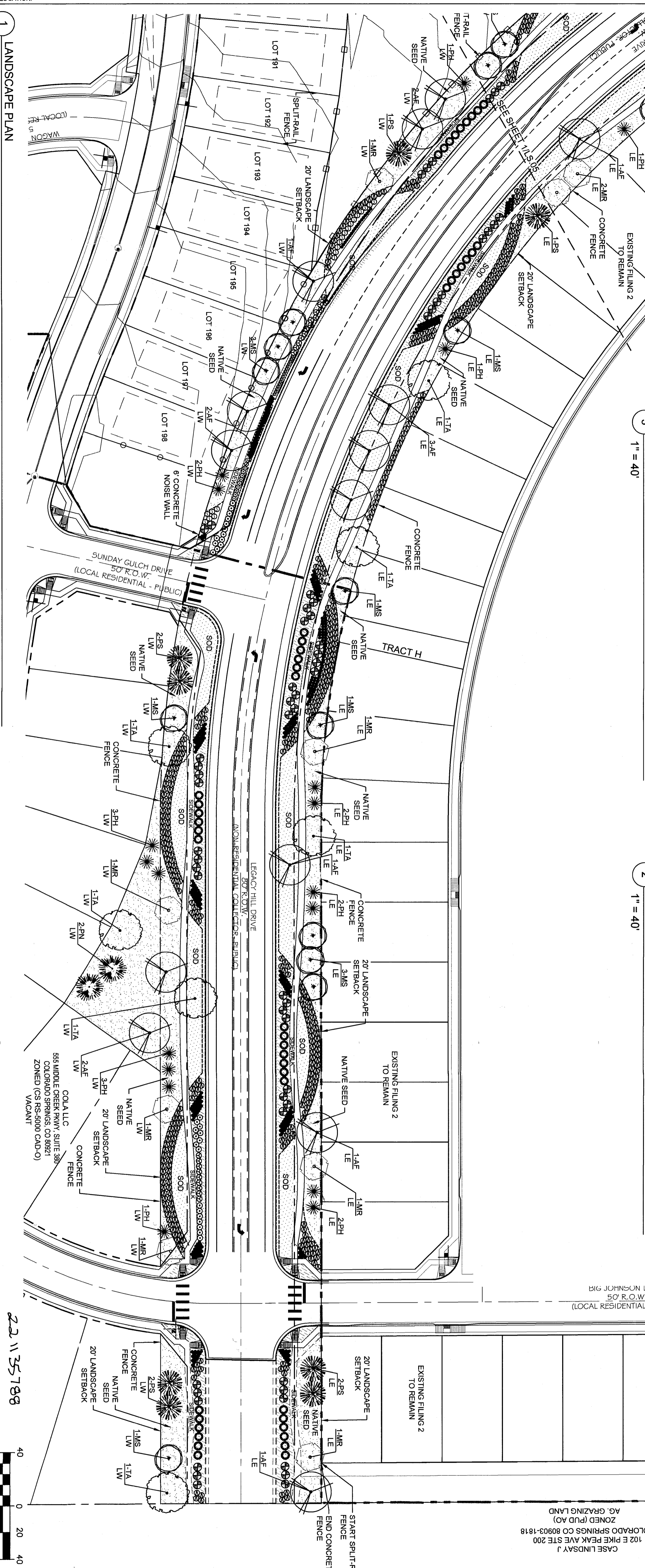
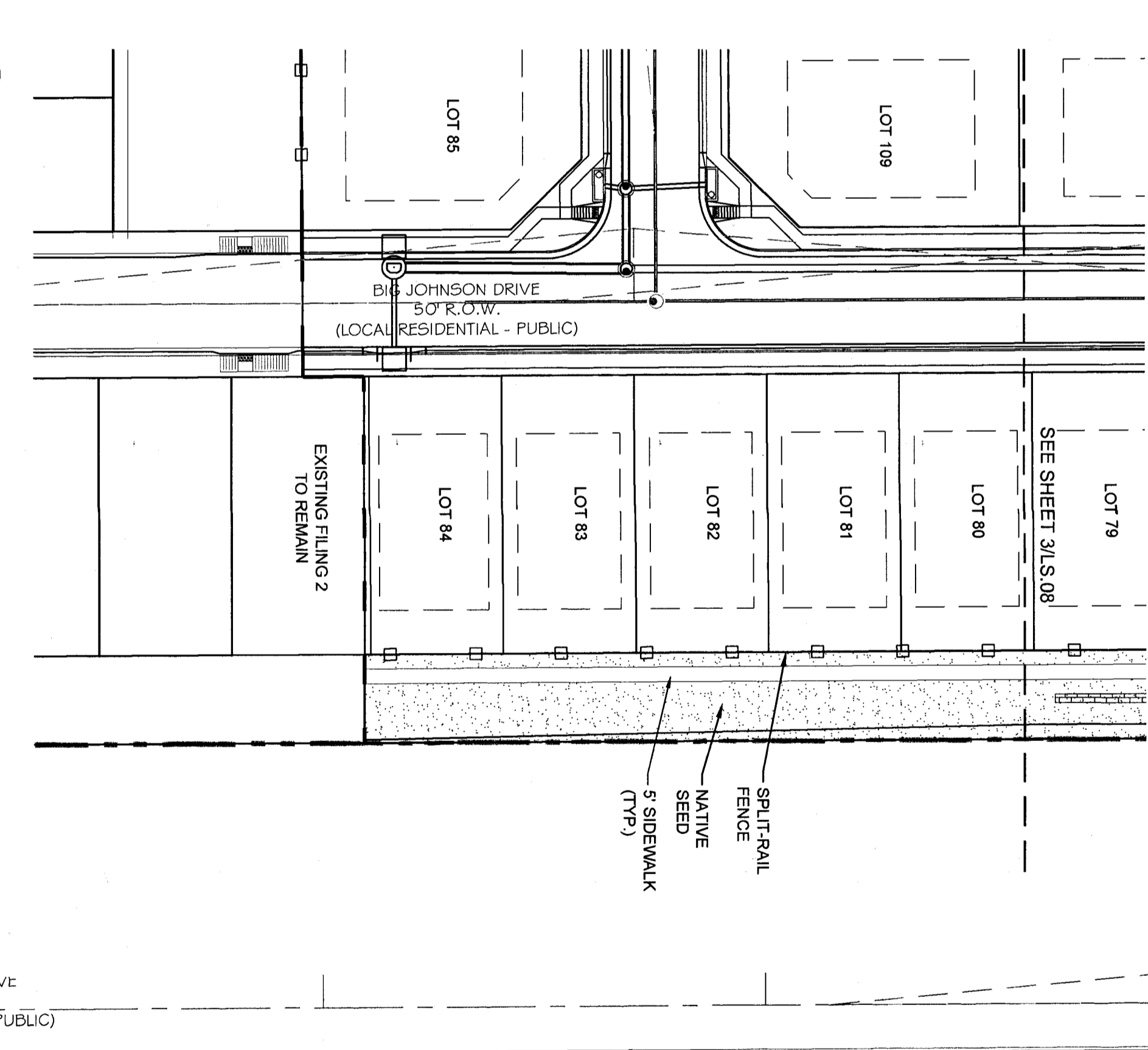
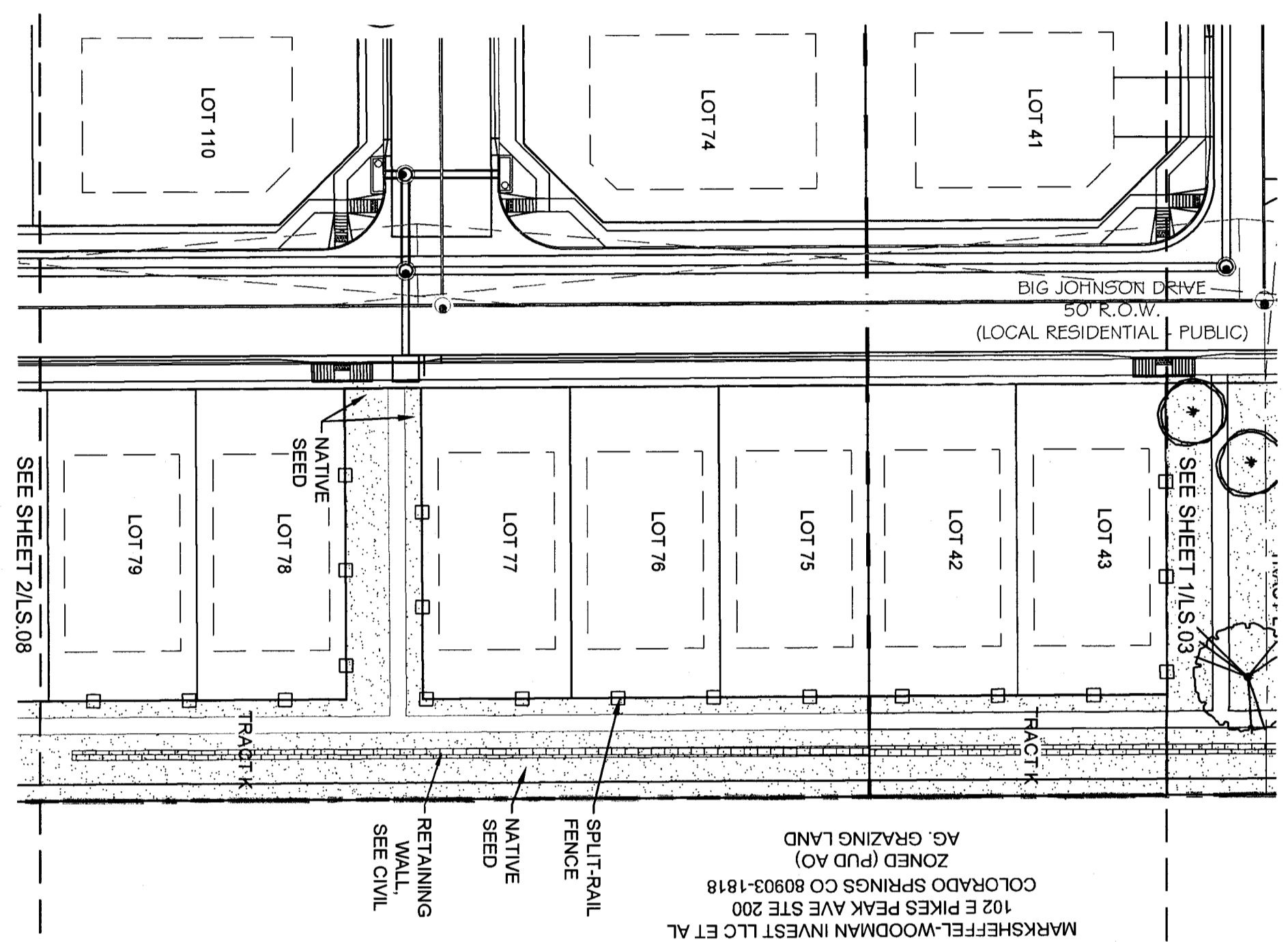
LANDSCAPE PLAN

LS07

SHEET 7 OF 8
 PUD FILE NO: PUDSP-21-003

LANDSCAPE MATERIAL SCHEDULE:
 SYMBOL CALLOUT

SOD	SOD To be 3-Way Fescue Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED 1 to be PRS1 1" CW GROWN NATIVE MIX seed blend for (see schedule for details) and specifications. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED 1 to be PRS1 NATIVE PRARIE MIX seed blend for (see schedule for details) and specifications. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	COBBLE A 3/4" Tan or Brown Broken Gravel (or approved equal) rock for use in all planting beds behind sidewalk, AND IN ALL OTHER PLANTING BEDS NOT DESIGNATED AS COBBLE B ON PLAN.
NATIVE SEED	COBBLE B 2-4" Tan or Brown Broken Gravel (or approved equal) rock much installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS, AND ALL PLANTING BEDS ON STREET SIDE OF SIDEWALK AS SHOWN ON PLAN.
NATIVE SEED	STEEL EDGE: Steel edge to be DURABEDGE 2" Thick x 3" Wide Rolled Steel Edge. Color to be Silver. Install per manufacturer's specifications.



CONSULTANTS
 PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER



2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-2100
 FAX: (719) 575-2438

OWNERS/DEVELOPERS

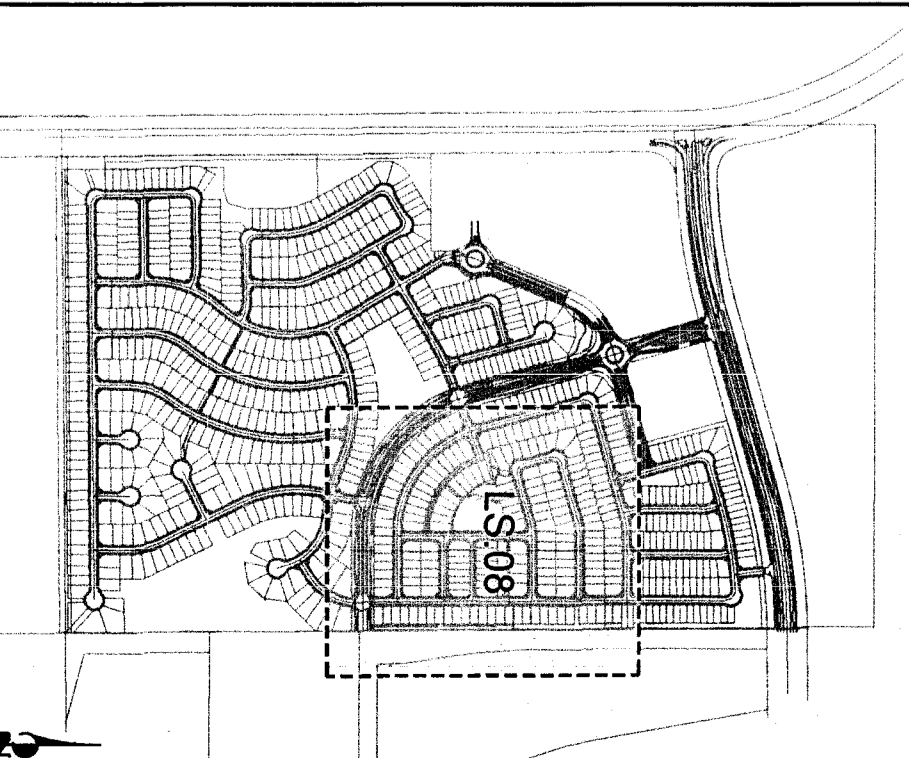
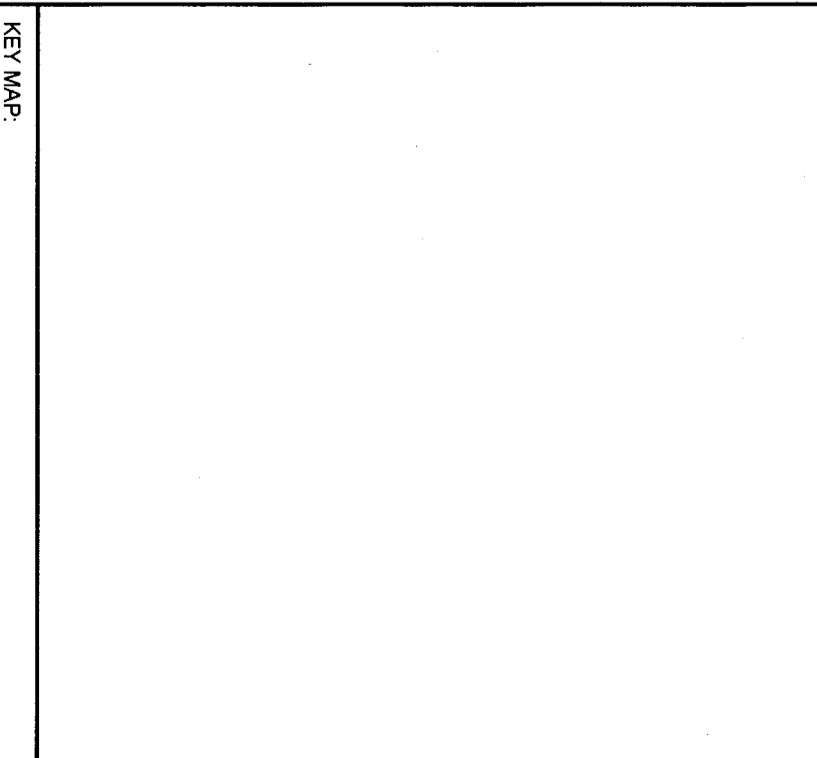
COLLA LLC
 555 MIDCOTE CREEK PARKWAY, SUITE 900
 COLORADO SPRINGS, CO 80921
 PHONE: (719) 382-9433

PROJECT: TRAILS AT ASPEN RIDGE PUD/ISP AMENDMENT

EL PASO COUNTY, CO
 REVISION HISTORY:
 0 FEBRUARY 2021

NO.	DATE	DESCRIPTION	BY
0	02/02/2021	FIRST CITY SUBMITTAL	
1	04/23/2021	SECOND CITY SUBMITTAL	
3	06/17/2021	FOR SIGNATURE	

DRAWING INFORMATION:
 PROJECT NO: 20-0888-028
 DRAWN BY: SJC
 CHECKED BY: JA
 APPROVED BY: JA
 SHEET TITLE: LANDSCAPE PLAN



221135788
 7.16.2021
 SHEET 8 OF 8
 RUPSP 21-003

The Trails at Aspen Ridge- Filing # 1:

Lot #:	Parcel #:	Owner:
1	5509301001	Alyssa Trujillo
2	5509301002	COLA, LLC
3	5509301003	COLA, LLC
4	5509301004	COLA, LLC
5	5509301005	COLA, LLC
6	5509301006	COLA, LLC
7	5509301007	COLA, LLC
8	5509301008	COLA, LLC
9	5509301009	COLA, LLC
10	5509301010	COLA, LLC
11	5509301011	COLA, LLC
12	5509301012	COLA, LLC
13	5509301013	COLA, LLC
14	5509301014	COLA, LLC
15	5509304001	Julie Jablonski
16	5509304002	Richmond American Homes
17	5509304003	COLA, LLC
18	5509304004	COLA, LLC
19	5509304005	COLA, LLC
20	5509304006	COLA, LLC
21	5509304007	COLA, LLC
22	5509304008	Aspen View Homes
23	5509304009	COLA, LLC
24	5509301015	Sang Nguyen
25	5509301016	Aspen View Homes
26	5509301017	Aspen View Homes
27	5509301018	Aspen View Homes
28	5509301019	Aspen View Homes
29	5509301020	Aspen View Homes
30	5509301021	Aspen View Homes
31	5509301022	Aspen View Homes
32	5509301023	Aspen View Homes
33	5509301024	Aspen View Homes
34	5509301025	Aspen View Homes
35	5509301026	Richmond American Homes
36	5509301027	Richmond American Homes
37	5509301028	Richmond American Homes
38	5509301029	Richmond American Homes
39	5509301030	Richmond American Homes
40	5509301031	Richmond American Homes
41	5509301032	Richmond American Homes
42	5509301033	Richmond American Homes
43	5509301034	Richmond American Homes
44	5509301035	Richmond American Homes
45	5509301036	Richmond American Homes

46	5509301037	Richmond American Homes
47	5509301038	Richmond American Homes
48	5509301039	Richmond American Homes
49	5509301040	Richmond American Homes
50	5509301041	Richmond American Homes
51	5509301042	Richmond American Homes
52	5509301043	Richmond American Homes
53	5509301044	Richmond American Homes
54	5509301045	Richmond American Homes
55	5509301046	Richmond American Homes
56	5509301047	Richmond American Homes
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69	5509301060	Richmond American Homes
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71	5509301062	Richmond American Homes
72	5509301063	Richmond American Homes
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85	5509301076	COLA, LLC
86	5509301077	COLA, LLC
87	5509301078	COLA, LLC
88	5509301079	COLA, LLC
89	5509301080	COLA, LLC
90	5509302001	COLA, LLC
91	5509302002	COLA, LLC
92	5509303001	COLA, LLC

93	5509303002	Richmond American Homes
94	5509303003	Richmond American Homes
95	5509303004	Richmond American Homes
96	5509303005	Richmond American Homes
97	5509303006	Richmond American Homes
98	5509303007	Richmond American Homes
99	5509303008	Richmond American Homes
100	5509303009	Richmond American Homes
101	5509303010	Ashley Moore
102	5509303011	Matthew Willich
103	5509303012	COLA, LLC
104	5509303013	COLA, LLC
105	5509303014	COLA, LLC
106	5509303015	COLA, LLC
107	5509303016	COLA, LLC
108	5509303017	COLA, LLC
109	5509303018	Aspen View Homes
110	5509303019	Aspen View Homes
111	5509303020	COLA, LLC
112	5509303021	COLA, LLC
113	5509303022	Aspen View Homes
114	5509303023	Aspen View Homes
115	5509303024	COLA, LLC
116	5509303025	Aspen View Homes
117	5509303026	Aspen View Homes
118	5509303027	Aspen View Homes
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121	5509303030	Aspen View Homes
122	5509303031	Aspen View Homes
123	5509303032	Richmond American Homes
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160	5509303069	Richmond American Homes
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162	5509303071	COLA, LLC
163	5509303072	COLA, LLC
164	5509303073	COLA, LLC
165	5509303074	Aspen View Homes
166	5509303075	Aspen View Homes
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168	5509303077	Aspen View Homes
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170	5509303079	Aspen View Homes
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173	5509303082	Aspen View Homes
174	5509303083	Aspen View Homes
175	5509303084	Aspen View Homes
176	5509303085	Aspen View Homes
177	5509303086	Aspen View Homes
178	5509303087	Aspen View Homes
179	5509303088	Aspen View Homes
180	5509303089	Rudopho Donato
181	5509303090	Aspen View Homes

The Trails at Aspen Ridge- Filing # 2:

Lot #:	Parcel #:	Owner:
1	5509303094	COLA, LLC
2	5509303095	COLA, LLC
3	5509303096	COLA, LLC
4	5509303097	COLA, LLC
5	5509303098	COLA, LLC
6	5509303099	COLA, LLC
7	5509303100	COLA, LLC
8	5509303101	COLA, LLC
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Tract B	5509307017	COLA, LLC
Tract C	5509309017	COLA, LLC
Tract D	5509306025	COLA, LLC
Tract E	5509307018	COLA, LLC
Tract F	5509306026	COLA, LLC
Tract G	5509302005	COLA, LLC
Tract H	5509305028	COLA, LLC

West of Powers Road:

n/a	5500000333	Blume Eugenia M & Blume Basil E Trust, Tim Judy R, Rankin Holdings LP
n/a	5500000334	Blume Eugenia M & Blume Basil E Trust, Tim Judy R, Rankin Holdings LP

11/8/2021