

LOCATED IN SECTION 35, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

A PARCEL OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE MEADOWS FILING NO. 3 RECORDED UNDER RECEPTION NO. 200135677, SAID POINT BEING THE POINT OF BEGINNING;

1. S00°29'45"E, A DISTANCE OF 39.98 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 14°24'42", A RADIUS OF 300.00 FEET AND A DISTANCE OF 75.46 FEET TO A POINT OF TANGENT;
3. S 14°54'27"E, A DISTANCE OF 267.87 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°24'42", A RADIUS OF 300.00 FEET AND A DISTANCE OF 75.46 FEET TO A POINT OF TANGENT;
5. S00°29'45"E, A DISTANCE OF 820.43 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44°09'43", A RADIUS OF 300.00 FEET AND A DISTANCE OF 231.23 FEET TO A POINT OF TANGENT;
7. S44°39'25"E, A DISTANCE OF 101.04 FEET;
8. N45°20'38"E, A DISTANCE OF 1418.92 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°45'34", A RADIUS OF 2060.00 FEET, A DISTANCE OF 1144.88 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 BEING ALSO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PAINT BRUSH HILLS FILING NO. 11 RECORD UNDER RECEPTION NO. 204080282;

CONTAINING A CALCULATED AREA OF 610.475 ACRES

2. SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL COLLECTOR STREETS AND INTERIOR TO DEVELOPMENT PARCELS, LINKING SCHOOL, PARKS, AND TRAIL SYSTEMS.
3. THE IDENTIFIED ROUTE OF THE PROPOSED REGIONAL/COUNTY TRAIL IS ILLUSTRATIVE OF INTENT BUT THE PRECISE ALIGNMENT WILL BE DETERMINED WITH PRELIMINARY PLANS.
4. A 25' EASEMENT WILL BE PROVIDED FOR THE PROPOSED REGIONAL/COUNTY TRAIL WITH FUTURE FINAL PLATS.
5. A 25' EASEMENT FROM THE RANCH TO THE SOUTH-WEST CORNER OF THE PROPERTY.
6. AS DEVELOPMENT OCCURS WITHIN THE PROJECT, CARE WILL BE TAKEN TO MINIMIZE HUMAN AND WILDLIFE CONFLICTS WITHIN REASONABLE LIMITS. QUALITY SITE PLANNING AND DESIGN WILL BE UTILIZED IN ORDER TO AVOID POTENTIAL IMPACTS TO WILDLIFE HABITAT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE IMPACT IDENTIFICATION REPORT PREPARED BY CORE CONSULTANTS DATED MAY 15, 2019.
7. THE PROPERTY LIES WITHIN SCHOOL DISTRICT 49. A SITE FOR AN ELEMENTARY SCHOOL IS IDENTIFIED PER THE SCHOOL DISTRICT REQUIREMENTS.
8. A MAXIMUM OF 2144 DWELLING UNITS ARE ALLOWED WITHIN THE RANCH SKETCH PLAN.
9. FLOODPLAIN STATEMENT: THE RANCH IS ENTIRELY WITHIN AN AREA MAPPED AS ZONE X OF THE FEMA FLOODPLAIN MAP NO. 08041C0535G, DATED DECEMBER 7, 2018 WHICH DENOTES AN AREA OUTSIDE THE 500-YEAR FLOODPLAIN.
10. GEOLOGIC HAZARDS DISCLOSURE STATEMENT: AREAS OF THE PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONDITIONS INCLUDING SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER, AREAS OF POND TO WATER, EXPANSIVE SOILS, ARTIFICIAL FILL, HYDROCOMPACTION, AND COLLAPSIBLE SOILS. THESE CONDITIONS CAN BE MITIGATED BY AVOIDANCE, REGRADING, PROPER ENGINEERING DESIGN, AND CONSTRUCTION TECHNIQUES. A MAP OF THE HAZARD AREAS AND PROPOSED MITIGATION MEASURES CAN BE FOUND IN THE GEOLOGIC HAZARD STUDY AND PRELIMINARY SUBSURFACE SOIL INVESTIGATION PREPARED BY GENTECH ENGINEERING INC., DATED MAY 8, 2019 AND IS HELD IN THE RANCH SKETCH PLAN FILE (SKP-18-123) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. FURTHER STUDIES OF THESE GEOLOGIC CONDITIONS SHALL BE PROVIDED WITH PRELIMINARY PLANS.
11. A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION WILL BE ESTABLISHED TO PROVIDE FOR THE ONGOING OWNERSHIP AND MAINTENANCE OF BUFFERS, OPEN SPACE, DRAINAGE FACILITIES, PARKS, AND TRAILS AND ANY PRIVATE ROADS WITHIN THE RANCH SUBDIVISION.
12. IN ACCORDANCE WITH THE 2040 MAJOR TRANSPORTATION CORRIDOR PLAN THE DEVELOPER WILL CONSTRUCT THE EXTENSION OF STAPLETON/BIARGATE THROUGH THE PROPOSED AREA TO A 4-LANE PRINCIPAL ARTERIAL FUNCTIONAL CLASSIFICATION. A SEPARATE COST-RECOVERY AGREEMENT WITH THE ADJACENT CHURCH PROPERTY IS RECORDED AT RECEPTION NO. 205048347, DATED APRIL 5, 2005.
13. UNTIL APPROVED BY THE COUNTY, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND ALIGNMENTS, ROUNDABOUT LOCATIONS AND DESIGN SHOWN ON THIS SKETCH PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH THE SUBDIVISION PROCESS.
14. ALL STREETS WILL MEET THE STANDARDS OF THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. A DEVIATION REQUEST AND/OR PUD MODIFICATION MUST BE APPROVED PRIOR TO DESIGN THAT DOES NOT COMPLY WITH THE FIRE STANDARDS.
15. SPECIFIC DEVELOPMENT STANDARDS, INCLUDING SETBACKS, LOT COVERAGE AND BUILDING HEIGHT, WILL BE ESTABLISHED THROUGH SUBSEQUENT ZONING OF THE PROPERTY EXCEPT AS SPECIFICALLY DEPICTED/NOTED ON SHEET 2.
16. ARCHITECTURAL & LANDSCAPE STANDARDS WILL BE ESTABLISHED BY A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.
17. THE FOLLOWING DISTRICTS WILL SERVE THE PROPERTY:
  - THE RANCH METROPOLITAN DISTRICT
  - STERLING RANCH METROPOLITAN DISTRICT FOR WATER AND WASTEWATER.
  - COLORADO SPRINGS UTILITIES FOR NATURAL GAS.
  - MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. FOR ELECTRICITY.
  - FALCON FIRE PROTECTION DISTRICT
  - FALCON SCHOOL DISTRICT 49.
  - EL PASO COUNTY CONSERVATION DISTRICT.
  - UPPER BLACK SQUIRREL GROUND WATER DISTRICT
  - PIKES PEAK LIBRARY DISTRICT
18. THE DEVELOPER AGREES TO PROVIDE A SITE FOR FUTURE PURCHASE AND SALE TO FALCON FIRE PROTECTION DISTRICT, IF REQUIRED FOR CONSTRUCTION OF A NEW FIRE STATION. EXACT LOCATION, DIMENSIONS, AND SPECIFICATIONS OF SUCH PARCEL AND TERMS, CONDITIONS, AND APPROVAL OF THE CONVEYANCE ARE SUBJECT TO FUTURE ACTION AND DESIGN THAT DOES NOT COMPLY WITH THE FIRE STANDARDS.
19. THE EASTERN INTERSECTION OF THE PROPOSED URBAN RESIDENTIAL COLLECTOR LOOP AND STAPLETON DRIVE/BIARGATE PARKWAY MAY BE SIGNALIZED OR CONSTRUCTED AS A MODERN ROUNDABOUT.

— — — — — PROPOSED PRINCIPAL ARTERIAL (4-LANE URBAN)  
- - - - - PROPOSED COLLECTOR (2-LANE URBAN)



NORTH  
SCALE: NTS

The map shows the Sterling Ranch area with the proposed Site highlighted. Key roads include Briargate Pkwy, Powers Blvd, Research Pkwy, Austin Bluffs Pkwy, and Woodmen Road. The Site is located between Old Stapleton Rd, Stapleton Road, Woodmen Hills Drive, and Falcon Meadows Blvd. A north arrow and scale bar (0 to 1/4 mile) are provided.

TAX ID NUMBER:	5200000324, 5200000323, 5200000321,
EXISTING LAND USE:	AGRICULTURE
EXISTING ZONING:	RR-2.5
SITE ACREAGE:	610.475 AC (26,592,291 SF)
MAXIMUM NUMBER OF UNITS:	2,144
MAXIMUM GROSS DENSITY:	3.51 DU/AC

RESIDENTIAL:	441.4 AC
PARK:	23.1 AC
BUFFER:	16.0 AC
OPEN SPACE/DRAINAGE:	72.6 AC
SCHOOL:	10.2 AC
R.O.W.:	46.2 AC
NEIGHBORHOOD COMMERCIAL:	1.0 AC

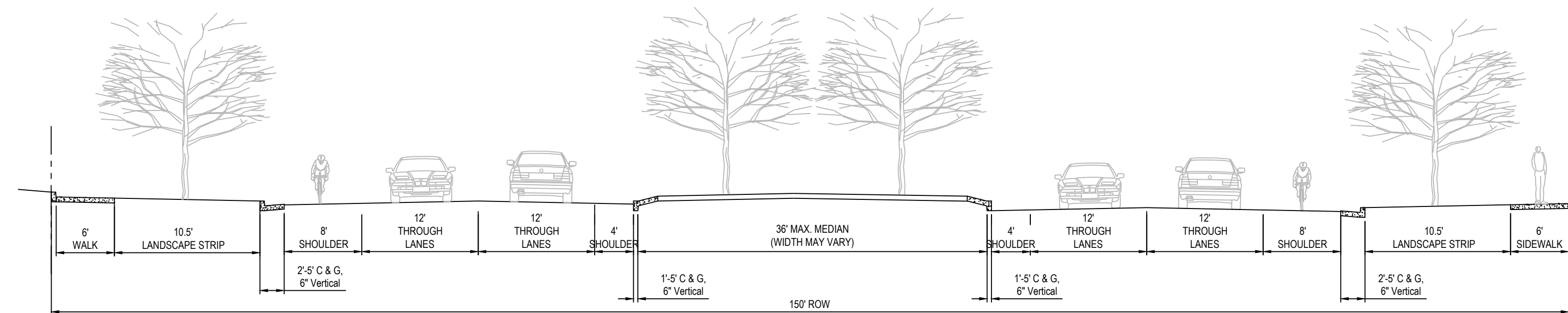
Owner:  
PRI #4, LLC  
6385 Corporate Dr. Suite 200  
Colorado Springs, Colorado 80919

Applicant:  
Classic Homes  
6385 Corporate Dr. Suite 200  
Colorado Springs, Colorado 80919

Planner/Landscape Architect:  
N.E.S. Inc.  
619 N. Cascade Ave. Suite 200  
Colorado Springs, Colorado 80903

Civil Engineer:  
Classic Consulting Engineers & Surveyors  
619 N. Cascade Ave. Suite 200  
Colorado Springs, Colorado 80903

SHEET 1 OF 3: COVER SHEET  
SHEET 2 OF 3: SKETCH PLAN  
SHEET 3 OF 3: ADJACENT PROPERTY OWNERS MAP



(DEVIATION FOR ADDITIONAL ROW/MEDIAN WIDTH WILL BE REQUESTED WITH THE FIRST PRELIMINARY PLAN)

SCALE: NOT TO SCALE

## THE RANCH

### SKETCH PLAN

PROJECT INF

PROJECT INFO: DATE: 12-21-18  
PROJECT MGR: A. BARLOW  
PREPARED BY: R. SAWYER

## ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
5-20-19	RS	PER COUNTY COMMENTS

REVISION:

# COVER SHEET

HEET TITLE

1  
1 OF 3

LAN FILE #

SKP-18-213



LOCATED IN SECTION 35, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

Will you put the color scheme on this as presented at the neighborhood meetings so it easily clear where the varying land uses, buffers, open space, etc are? 18% of the map will be green...

the letter of intent describes minimum lot width; please note

See Note 17,  
Sheet 1

ZONED

why is the lot width not extended?

not the correct arrow type

Land Use	Acre (AC)	Minimum No. of units	Maximum No. of units	Percentage Land Use (%)
Residential				
1 DU/AC	52.1	N/A	52	8.53%
1-2.5 DU/AC	46.8	47	117	7.67%
1-3.5 DU/AC	52.2	52	183	8.55%
3-5 DU/AC	206.3	619	1032	33.79%
4-8 DU/AC	61.7	247	494	10.11%
6-12 DU/AC	22.3	134	268	3.65%
Neighborhood Commercial	1			0.16%
Park	23.1			3.78%
Buffer	16			2.62%
Open Space/Drainage	72.6			11.89%
School	10.2			1.67%
	46.2			7.57%
<b>TOTAL</b>	<b>610.5</b>	<b>1099</b>	<b>2144</b>	<b>100</b>

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LAND USE BOUNDARY

URBAN LOCAL ROADS (50' ROW)

PERMANENT EMERGENCY ACCESS ONLY

PARK

## INTERNAL TRAIL



200' MINIMUM LOT WIDTH

 100% MINIMUM LOT WIDTH

1. ALL EXISTING DRAINAGE WAYS AND PONDS WILL EITHER BE REMOVED OR REALIGNED/RETAINED WITHIN OPEN SPACE/TRAIL CORRIDORS TO FUNCTION AS A COMMUNITY AMENITY. FINAL DESIGN AND ALIGNMENT WILL BE DETERMINED WITH THE PRELIMINARY PLAN.

# NES

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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### SKETCH PLAN

PROJECT INFO

DATE:	12-21-18
PROJECT MGR:	A. BARLOW
PREPARED BY:	R. SAWYER

## ENTITLEMENT

DATE:	BY:	DESCRIPTION:
5-20-19	RS	PER COUNTY COMMENTS

### SKETCH PLAN

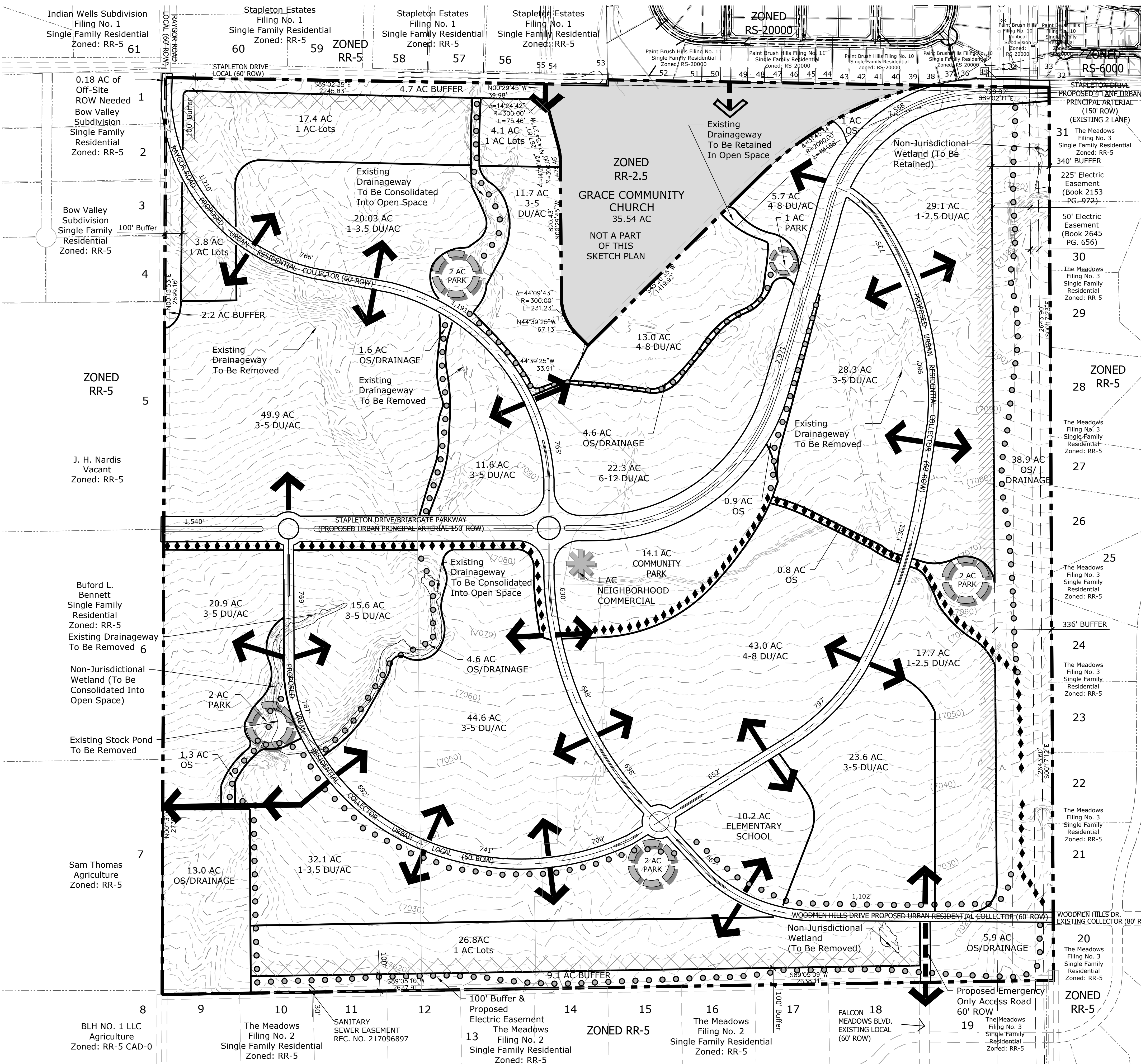
2  
2 OF 3

SKP-18-213



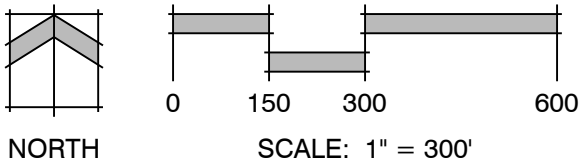
THE RANCH SKETCH PLAN

LOCATED IN SECTION 35, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN



ADJACENT PROPERTY OWNERS

1.	5234001001 JOHN M. & JEAN M. MCGUIRE JOINT LIVING TRUST 9465 BROKEN BOW CT. COLORADO SPRINGS, CO 80908-4904	15.	5302002004 JAMES A. & MARIA H. BARDUNOTIS 10350 TERCEL DR. PEYTON, CO 80831-7038
2.	5234001002 KRISTIN R. & WARD C. ALCORN 9425 BROKEN BOW CT. COLORADO SPRINGS, CO 80908-4904	16.	5302002003 TRACY M. & SAMUEL A. II AYARS 10450 TERCEL DR. PEYTON, CO 80831-7039
3.	54234001003 AMY M. FAST 9155 BROKEN BOW CT. COLORADO SPRINGS, CO 80908-4902	17.	5302002002 BENJAMIN BRUCE WHITE 10490 TERCEL DR. PEYTON, CO 80831-7039
4.	5234001004 JACQUELINE K. BRANBERG 9315 BROKEN BOW CT. COLORADO SPRINGS, CO 80908-4902	18.	5302002001 ANDREW R. & TERRY L. RANNEY 10550 TERCEL DR. PEYTON, CO 80831-7039
5.	5200000228 J.H. NARDIS 2914 ALSTIN BLUFFS PKWY. COLORADO SPRINGS, CO 80918-5740	19.	5302000501 JOHN L. & LESLIE R. MCAFEE 8435 FALCON MEADOW BLVD. PEYTON, CO 80831-7050
6.	5200000250 PHILLIS D. & BUFORD L. BENNETT 20160 SADDLE BLANKET LN. PEYTON, CO 80831-7127	20.	5301007001 CHARLENE L. CASTLEMAN 8344 TOWNER AVE. PEYTON, CO 80831-6959
7.	5200000251 SAM THOMAS & JOANN GEORGE 9750 TERCEL DR. PEYTON, CO 80831-7018	21.	5236008015 MICHAEL D. & DAPHNE S. RAYBURN 8524 TOWNER AVE. PEYTON, CO 80831-6960
8.	5300000605 BRYAN N. LILL 111 S TEJON ST. STE. 222 COLORADO SPRINGS, CO 80903-2246	22.	5236008014 ARNOLD CULLUM 251 E. FOUNTAIN BLVD UNIT 200 COLORADO SPRINGS, CO 80903-4160
9.	5302002010 GARY W. & GERRI C. WIDDOWS 9870 TERCEL DR. PEYTON, CO 80831-7015	23.	5236008013 RONALD T. & HEATHER D. FIX 8704 TOWNER AVE. PEYTON, CO 80831-6960
10.	5302002009 JERRY L. & LYNN VANLANDINGHAM 9960 TERCEL DR. PEYTON, CO 80831-7015	24.	5236008012 JOHN & CATHERINE GUTIERREZ 8764 TOWNER AVE. PEYTON, CO 80831-6960
11.	5302002008 NICHOLAS K. AMANDA L. GRAMPRIE 10050 TERCEL DR. PEYTON, CO 80831-7015	25.	5236008011 ERIN VARNDEKE & MICHAEL GEORGE WARNER 8884 TOWNER AVE. PEYTON, CO 80831-6960
12.	5302002007 DONALD L. & GWEN E. STANKO 10150 TERCEL DR. PEYTON, CO 80831-7037	26.	5236008010 DOUGLAS L. & DAWN NAVE 8944 TOWNER AVE. PEYTON, CO 80831-6978
13.	5302002006 JENNIFER L. & MARK C. MERRITT 10280 TERCEL DR. PEYTON, CO 80831-7038	27.	5236008009 CHARLES A. DANLEY 9004 TOWNER AVE. PEYTON, CO 80831-6979
14.	5302002005 RANDAL S. & MARTHA L. THOMPSON 10300 TERCEL DR. PEYTON, CO 80831-7038	28.	5236008007 GASTON RETALLICK 9124 TOWNER AVE. PEYTON, CO 80831-6980
29.	5236008006 KEVIN & JACALYN CURRY 9184 TOWNER AVE. PEYTON, CO 80831-6980	43.	5226402020 RICARDO & DEBRA K. GARCIA 9484 ROCKINGHAM DR. PEYTON, CO 80831-6409
30.	5236008003 DIPPEL FAMILY TRUST PHILIP B. & GEORGIA DIPPEL TRUSTEE 9364 TOWNER AVE. PEYTON, CO 80831-6982	44.	5226402030 MC CUDRY FAMILY REVOC. LIVING TRUST 9488 ROCKINGHAM DR. PEYTON, CO 80831-6420
31.	5236008002 JASON L. KELLER 9424 TOWNER AVE. PEYTON, CO 80831-6961	45.	5226402029 RICHARD YOUNG COSTAIN ESTATE BRAD R. COSTAIN PERS. REP. 9512 ROCKINGHAM DR. PEYTON, CO 80831-6421
32.	5225302014 RALPH D. & BARBARA A. CHAPMAN 12913 CAVERHILL DR. PEYTON, CO 80831-6402	46.	5226402028 KAREN A. MORGAN 9512 ROCKINGHAM DR. PEYTON, CO 80831-6421
33.	5225302015 THEODORE A. SR. & LINDA F. BERG 10903 CAVERHILL DR. PEYTON, CO 80831-6402	47.	5226402027 JAIME & MARIA E. MORALES 9540 ROCKINGHAM DR. PEYTON, CO 80831-6421
34.	5226402021 PAINT BRUSH HILLS METROPOLITAN DISTRICT 9985 TOWNER AVE. PEYTON, CO 80831-6873	48.	5226402026 WILLIAM T. & ALYSSA A. PROIA 9554 ROCKINGHAM DR. PEYTON, CO 80831-6421
35.	5226402022 PAINT BRUSH HILLS METROPOLITAN DISTRICT 9985 TOWNER AVE. PEYTON, CO 80831-6873	49.	5226402025 PRISCILLA MORRILL 9568 ROCKINGHAM DR. PEYTON, CO 80831-6421
36.	5226402013 CARLOS M. BENCOMO 9377 ROCKINGHAM DR. PEYTON, CO 80831-6408	50.	5226402024 JONATHAN & AISHA CHEANEY 9582 ROCKINGHAM DR. PEYTON, CO 80831-6421
37.	5226402014 KATHERINE & KEVIN HEBNER 9386 ROCKINGHAM DR. PEYTON, CO 80831-6419	51.	5226402023 MICHAEL P. & TANYA M. WHITMAN 9596 ROCKINGHAM DR. PEYTON, CO 80831-6421
38.	5226402015 GARCIA FAMILY REVOC. LIVING TRUST 9414 ROCKINGHAM DR. PEYTON, CO 80831-6417	52.	5226402031 PAINT BRUSH HILLS METRO DISTRICT 9585 TOWNER AVE. PEYTON, CO 80831-6873
39.	5226402016 GARY L. WILSON 9428 ROCKINGHAM DR. PEYTON, CO 80831-6417	53.	5226404008 JOEL MORENO VILLARREAL & VERONICA GARCIA 10160 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809
40.	5226402017 MICHAEL J. & JENNIFER L. HARWIG 9445 ROCKINGHAM DR. PEYTON, CO 80831-6409	54.	5226404001 RANDALL C. JONES & PAULA ZUBER JONES 10340 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809
41.	5226402018 REGINALD D. & RITA J. PERRY 9456 ROCKINGHAM DR. PEYTON, CO 80831-6409	55.	5226404002 ROBERT L. & YVONNE A. BARRETT 10120 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809
42.	5226402019 WILLIAM EDWARD & JULIE ANN JOHNSON 9470 ROCKINGHAM DR. PEYTON, CO 80831-6409	56.	5226404007 RONALD R. VILLA 10390 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809
		57.	5226404005 C. BRAD & SHERI K. GEORGE 10050 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809
		58.	5226404005 NANCY L. MARCOTTE 9555 ARROYO LN. COLORADO SPRINGS, CO 80908-4432
		59.	5226402016 CAROLYN T. BOND 9860 STAPLETON RD. COLORADO SPRINGS, CO 80908-4822
		60.	5226402017 MICHAEL J. & CHERYL L. ALLEN 9750 STAPLETON RD. COLORADO SPRINGS, CO 80908-4822
		61.	5227004010 MANFRED BJORCK 9690 STAPLETON RD. COLORADO SPRINGS, CO 80908-4822



Land Planning  
Landscape  
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619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

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THE RANCH

SKETCH PLAN

DATE:	12-21-18
PROJECT MGR:	A. BARLOW
PREPARED BY:	R. SAWYER

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
5-20-19	RS	PER COUNTY COMMENTS

ADJACENT  
PROPERTY  
OWNERS

3  
OF 3

SKP-18-213

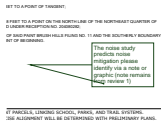
# Markup Summary 6-24-2019

dsdparsons (16)



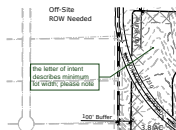
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SKP-18-006



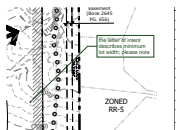
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The noise study predicts noise mitigation please identify via a note or graphic (note remains from review 1)



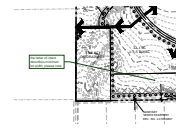
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the letter of intent describes minimum lot width; please note



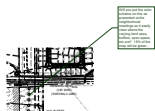
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the letter of intent describes minimum lot width; please note



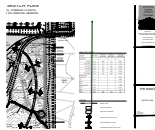
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the letter of intent describes minimum lot width; please note

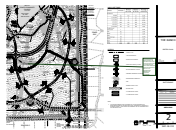


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**Date:** 6/24/2019 9:09:47 AM  
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Will you put the color scheme on this as presented at the neighborhood meetings so it easily clear where the varying land uses, buffers, open space, etc are? 18% of the map will be green...



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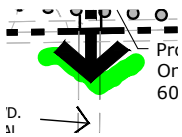


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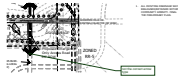
Is that commercial large enough? Do you want to do a min of an acre and a max of commercial; the most recent starbucks approved required an acre lot. The neighbors /the FPSAP Plan supported commercial



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**Date:** 6/24/2019 9:16:49 AM  
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**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 6/24/2019 9:17:01 AM  
**Color:** ■

not the correct arrow type



**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 6/24/2019 9:18:31 AM  
**Color:** ■

this was 80' why is it labeled 60 now?



**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 6/24/2019 9:19:41 AM  
**Color:** ■

why is the lot width not extended?



**Subject:** Arrow  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 6/24/2019 9:20:56 AM  
**Color:** ■



**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 6/24/2019 9:21:55 AM  
**Color:** ■

is this the ER access discussed in the LOI?



**Subject:** Image  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 6/24/2019 9:26:18 AM  
**Color:** ■