

A. SUBDIVIDER | PROJECT TEAM

OWNER
Brent Houser Enterprises, LLC
attn: Esteban Rodriguez
11890 Garrett Road
Peyton, CO 80831-7685
TSN 430000534, 430000537,
430000538

PROJECT ENGINEER
JR Engineering
Attn: Bryan T. Law, PE
5475 Tech Center Drive, Suite 235
Colorado Springs, CO 80919
blaw@jrengineering.com

TRANSPORTATION CONSULTANTS
LSC Transportation Consultants, Inc.
Attn: Jeff Hodsdon, PE
2504 E. Pikes Peak Ave., Suite 304
Colorado Springs, CO 80909
jeff@lscitrans.com

B. APPLICANT

APPLICANT / PLANNER / LANDSCAPE ARCHITECT
William Guman & Associates, Ltd.
Attn: Bill Guman, PLA, ASLA, APA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
bill@guman.net

ARCHITECT
RMG Engineers/Architects
Attn: Kelli Zigler
2910 Austin Bluffs Pkwy., Suite 100
Colorado Springs, CO 80918
kzigler@rmg-engineers.com

RESPEC / JDS-Hydro
Attn: Douglas E. Schwenke
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919
Douglas.Schwenke@respec.com

C. LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SECTION 2 AND SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

D. BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 17496 1992" IN A RANGE BOX AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "PLS 11624" IN A RANGE BOX, ASSUMED TO BEAR N89°53'34"E

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, N89°53'34"E A DISTANCE OF 2,622.41 FEET, TO THE NORTH QUARTER OF SAID SECTION;

THENCE ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 2, S00°40'17"E A DISTANCE OF 3,885.66 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 56°44'42" AND AN ARC LENGTH OF 990.39 FEET, TO A POINT OF TANGENT;

THENCE S57°24'59"E A DISTANCE OF 1,845.86 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 56°44'42" AND AN ARC LENGTH OF 1,186.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°05'27"W A DISTANCE OF 2,560.17 FEET;

THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE ON SAID WEST LINE, N00°19'54"E A DISTANCE OF 1,320.51 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE ON THE WEST LINE OF SAID SECTION 2, N00°42'27"W A DISTANCE OF 5,465.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 21,484,637 SQUARE FEET OF 493.2194 A

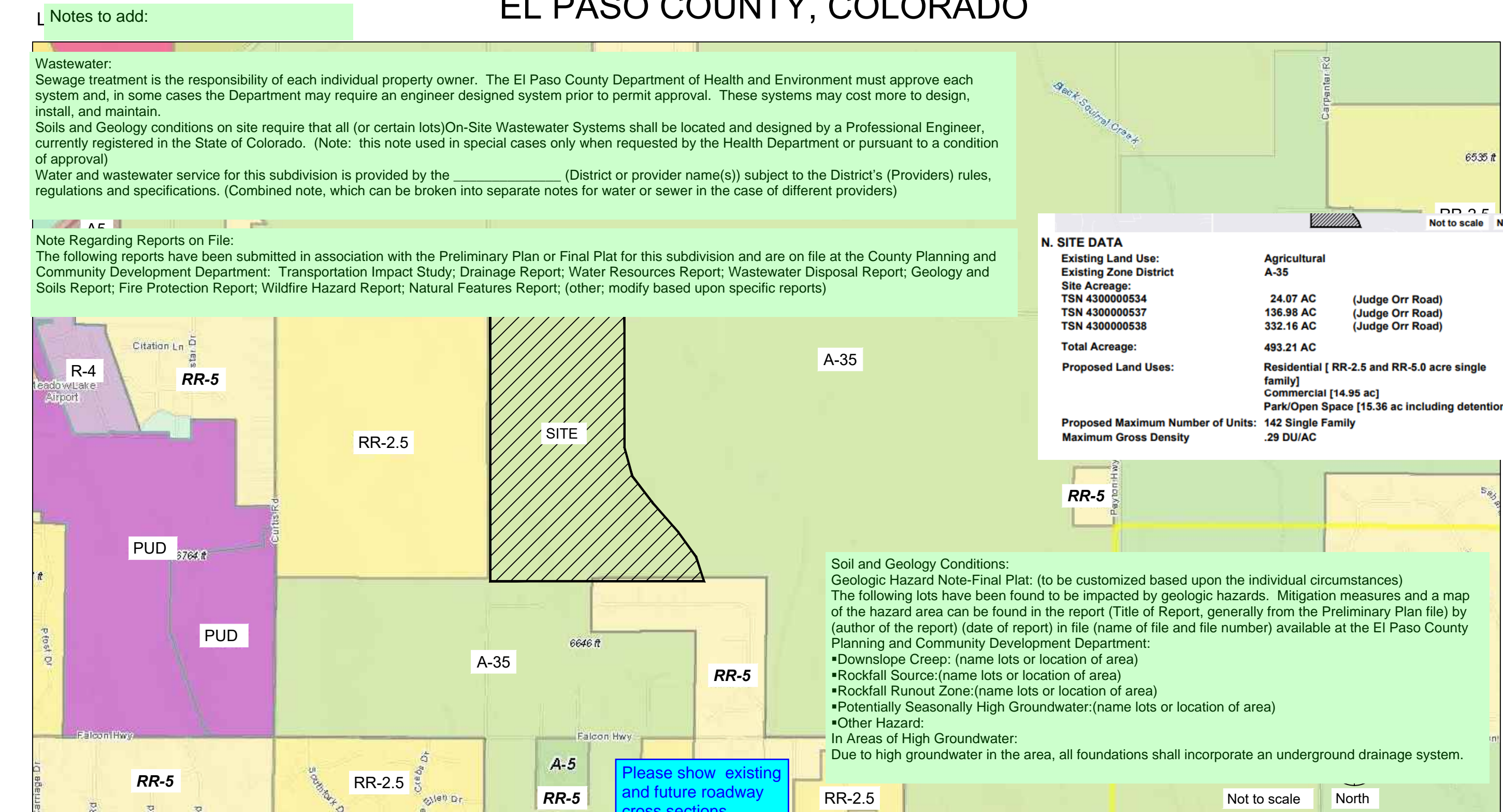
E. NOTES

- 1. Acreages and percentages are rounded up to equal 100%.
2. All areas designated as wetlands, drainage ways, buffers, setbacks, and easement as 'No-Build Areas' unless otherwise indicated.
3. This proposed Preliminary Plan is located within the Peyton Fire Protection District. After approval, this Preliminary Plan will expire in 5 years unless a Final Plat is submitted. Streets and access, setbacks, and configurations are conceptual and subject to change. Detailed street plans will be prepared and reviewed at the Construction Plan stage.
4. No residential or commercial lots will have setbacks along Judge Orr Road.
5. Trails are conceptual only. Detailed trail plans will be prepared and reviewed at the Construction Plan stage.
6. El Paso County Regional Trails along Judge Orr Road are to be coordinated with El Paso County Parks and Recreation.
7. A floodplain development permit is required prior to making any modifications within the indicated 100-year floodplain, including but not limited to grading, drainage, and all roadway crossings.
8. A completed U.S. Army Corps of Engineers (COE) permit shall be provided to the El Paso County Planning Department prior to project commencement if ground disturbing activities are scheduled to occur in any wetland area.
9. The wetland boundaries as indicated on the Preliminary Plan are conceptual and subject to change. All existing wetland areas are mapped per the National Wetland Inventory Map provided within the Wetland, Wildlife and Natural Features Report prepared by ECOS.
10. In the event the project will create ground disturbing activity in habitat occupied by threatened or endangered species, and/or where development may occur within 300 feet of the centerline of any stream or floodplain, whichever is greater, the applicant will obtain documentation from U.S. Fish and Wildlife Service (FWS) prior to proceeding with the project.
11. Information pertaining to wildlife protection measures will be provided by the applicant including fencing requirements, trash and debris containment, protection and enhancement of natural vegetation, wetland and riparian wetland protection and buffer areas, as appropriate at the Construction Plan stage.
12. Final plat and each individual house built.
13. Development proposed by this Preliminary Plan is primarily for large lot single-family residences compatible with that of adjacent and Rural Residential (RR) zone districts. 74.9% of proposed lots will adhere to zoning and development criteria for RR-2.5 and 9% for RR-5.0 zone districts within the overall 493.21 acre development.
14. Approximately 13.48 acres, or 2.80% of the site, with frontages along Judge Orr Road are proposed commercial uses and will be compatible with the zoning and development criteria of the county's CC - Commercial Community zone district.
15. Utilities for all proposed development will be via on-site well and septic as supported by the Water Resources Report submitted with the Preliminary Plan application.
16. Phasing limits for all proposed development are indicated on this Preliminary Plan. Phasing will be implemented based upon prevailing market conditions and is subject to change.
17. Detention ponds and cross-lot drainage ditches will be maintained by the Esteban Rodriguez HOA.
18. A noise study may be prepared and submitted with the Construction Plan submittal if proposed commercial properties do not sufficiently buffer traffic noise generated from Judge Orr Road.
19. This Preliminary Plan proposes to provide fees in lieu of land for future school development. The project site is located entirely within the Peyton School District No. 23.
20. All electric service is to be provided by Mountain View Electric Association (MVEA). Black Hills Energy and natural gas easements will be provided as required.
21. Site lighting will satisfy the requirements of Section 6.2.3. of the El Paso County Land Development Code. A site lighting plan is provided with this Preliminary Plan.
22. The Rodriguez subdivision will comply with all Federal and State laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including but not limited to: the Colorado Division of Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service regarding the Endangered Species Act particularly as it relates to all listed species.
23. The following easements will be provided by the Esteban Rodriguez Subdivision property:
a. Rodriguez Metropolitan District or HOA (to be established) for maintenance of any/all common spaces, detention ponds, and drainage easements.
b. Peyton School District No. 23
c. Peyton Fire Protection District (Fire emergency).
d. El Paso County Conservation District.
e. Pikes Peak Library District.
f. El Paso County Roads and Bridges.
g. Upper Black Squirrel Creek Ground Water.
24. Please remove or revise this note #5. The access points are not conceptual at the prelim plan stage.
25. Please add typical slopes to all sections.

ESTEBAN RODRIGUEZ SUBDIVISION PRELIMINARY PLAN

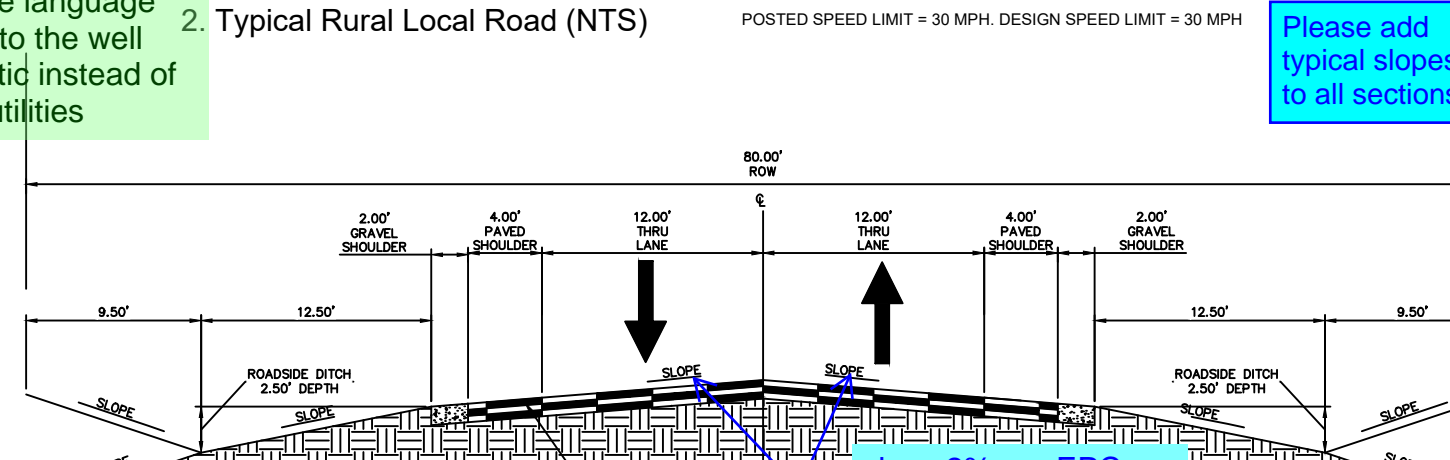
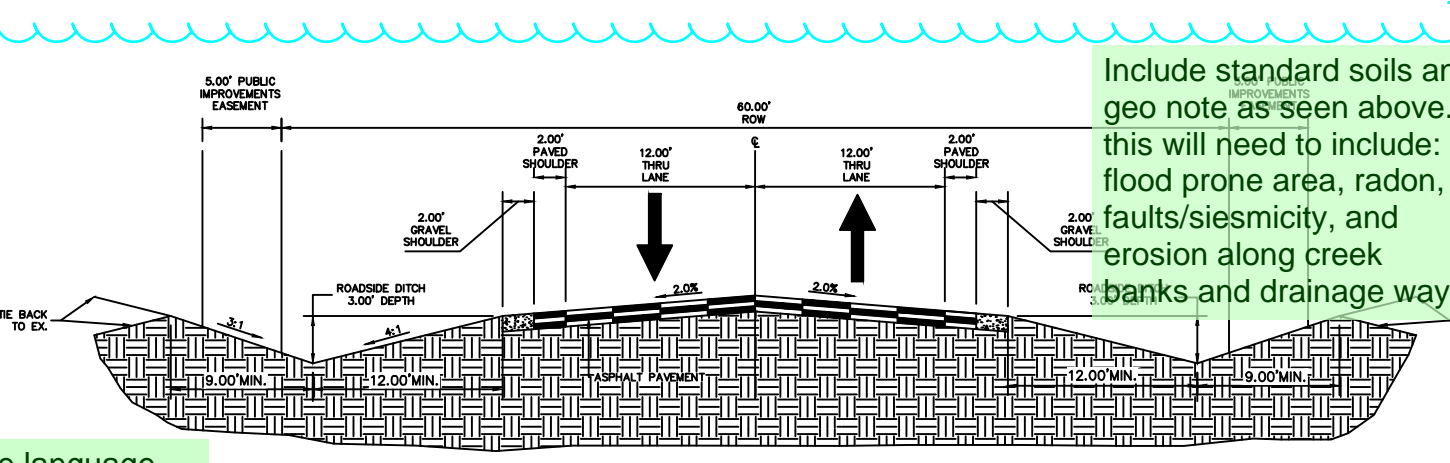
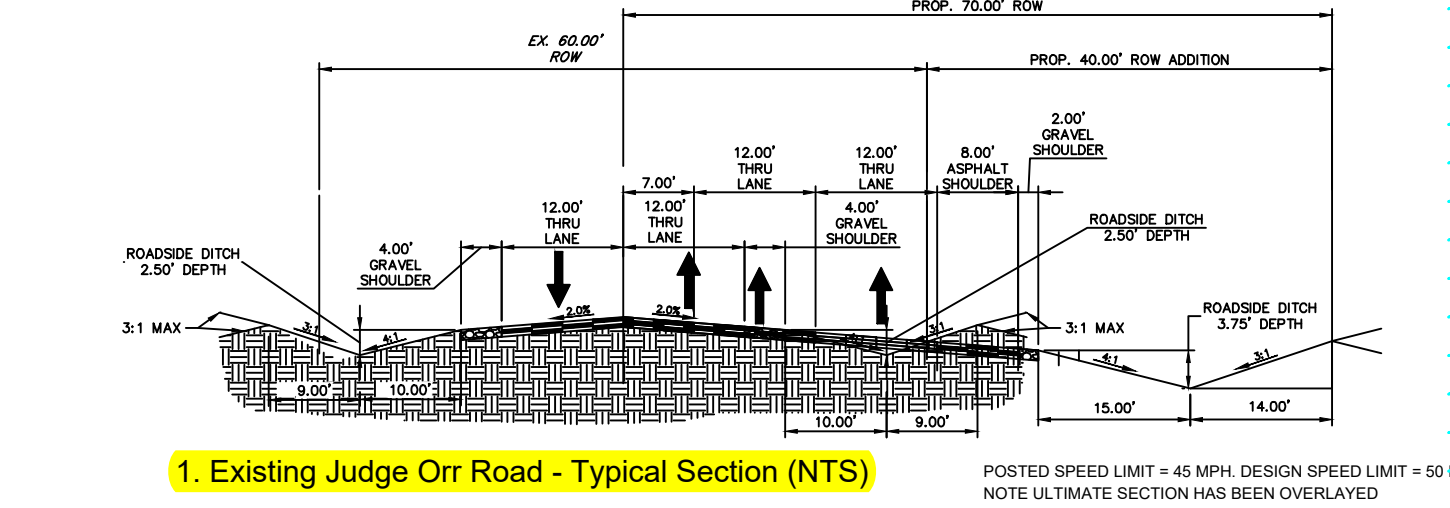
A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF SECTION 2, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE EAST HALF OF SECTION 2, AND THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO



- 26. Mail box kiosks locations and design will be determined at time of Final Plat in coordination with the U.S. Postal Service.
27. Perimeter buffers along existing adjacent zoning of A-35 shall be 20 feet where noted on the Preliminary Plan. All other buffers to adjacent zoning will be 15 feet as noted.

F. PUBLIC STREETS



- 1. Internal streets will meet the standards of the El Paso County Engineering Criteria Manual. A deviation request of the ECM will be submitted for review and approval for any design that does not conform with these standards.
2. All internal streets are designated as public, will be paved, and will provide for levels of vehicular circulation required by the Traffic Impact Study.
3. Until approved by the County Engineer, all access points shown from the property onto Judge Orr Road are conceptual and non-binding upon the county. Approval of this Sketch Plan shall not be interpreted to include approval of any access to any existing public roads. The County Engineer shall approve accesses in accordance with the requirements and procedures of the Engineering Criteria Manual at the time of Development Plan and/or subdivision submittal and review.

M. VICINITY MAP



Table with 2 columns: Existing Land Use, Proposed Land Uses. Includes site acreage, total acreage, and proposed maximum number of units.

O. AIRSPACE AVIGATION EASEMENT

- A. Brent Houser Enterprises, LLC, for and in consideration of fulfillment of a condition of project approval and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to Meadow Lake Airport, its successors and assigns, a perpetual and assignable easement in and over that certain parcel of real property as identified in this Preliminary Plan, and a right-of-way for the free and unrestricted passage and flight of aircraft of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across and about the airspace above imaginary planes, as such planes as defined by Part 77 of the Federal Aviation Regulations; Federal Aviation Administration (FAA) Airport Design Circular (in effect as of the date of Sketch Plan approval); and United States Standard for Terminal Instrument Procedures (TERPS) over Jane Davis Ranch.

The aforementioned easement and right-of-way includes but is not limited to:

- 1. For the use and benefit of the public, the easement and continuing right to fly, or cause by permit the flight by any and all persons or aircraft, of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across or about any portion of the Airspace hereinabove described; and
2. The easement and right to cause or create, or permit or allow to be caused or created within the Airspace, such noise, dist, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke and all other effects as may be inherent in the proper operation of aircraft, now known or hereinafter used for navigation of or flight in air; and
3. The continuing and perpetual right to keep the Airspace clear of any portions of buildings, structures, or improvements of any and all kinds, and of trees, vegetation, or other objects, which extend into said Airspace; and
4. The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon the Esteban Rodriguez Subdivision, and which extend into the Airspace may be required to mark according to FAA regulations or other regulation(s), rules, or orders; and
5. The right to ingress to, passage within, and egress from the Esteban Rodriguez Subdivision, solely for the above stated purposes.

- B. Brent Houser Enterprises, LLC, on behalf of itself, its successors and assigns hereby covenants with Meadow Lake Airport Association, as follows:

- 1. Brent Houser Enterprises LLC, its successors and assigns, will not construct, install, permit or allow any building, structure, improvement, tree, or other object on the Esteban Rodriguez Subdivision, to extend into the Airspace, or to constitute an obstruction to air navigation, or to obstruct or interfere with the use of the easement and right-of-way herein granted; and
2. Brent Houser Enterprises, LLC, its successors and assigns, will not hereafter use or permit the use of the Esteban Rodriguez Subdivision in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon Meadow Lake Airport and any aircraft.
3. The easement and right-of-way herein granted shall be deemed both appurtenant to and for the direct benefit of that real property which now or hereinafter constitutes Meadow Lake Airport, and shall further be deemed in gross, being conveyed to and for the benefit of Meadow Lake Airport, and any and all members of the general public who may use said easement or right-of-way, taking off from, landing upon, or operating such aircraft in or about the Meadow Lake Airport or in otherwise flying through said Airspace.
4. This grant of avigation easement shall not operate to deprive Brent Houser Enterprises, LLC, its successors and assigns, of any rights that it may otherwise have from time to time against any individual or private operator for negligent or unlawful operation of aircraft.
5. It is understood and agreed that these covenants and agreements run with the land and shall be binding upon the heirs, representatives, administrators, executors, successors, and assigns of Brent Houser Enterprises, LLC, and that for the purposes of this instrument, the Esteban Rodriguez Subdivision shall be the servient easement and Meadow Lake Airport shall be the dominant tenement.
6. The avigation easement, covenants and agreements described herein shall continue in effect until the Meadow Lake Airport shall be abandoned or shall cease to be used for public airport purpose, at which time it shall terminate.
7. Brent Houser Enterprises, LLC, agrees to waive all damages and claims for damages caused or alleged to be caused by the violation of any aspect of this easement agreement.

P. SHEET INDEX

Table listing sheet titles and descriptions: PLP1.0 Subdividers/Applicant | Legal Description | Notes/Zoning Map | Vicinity Map | Site Data | Internal Street Detail | Transmission Easement | Airspace Avigation Easement; PLP1.1 - Preliminary Plan | Land Use Summary Table | Parcel Summary Table | Land Use Data Tables; PLP1.6 Phasing Plan; PLP1.7 Adjacent Landowners

recommend remove this note, this will be a condition of approval and will be changed to 2 yr expiration

recommend remove these notes

please make it more obvious where these areas are on the plan other than no build areas, the no build areas represent multiple items and it should be better specified

recommend removal covered in note 25

make sure this is one note

Please remove or revise this note #5. The access points are not conceptual at the prelim plan stage.

Please show existing and future roadway cross sections separately for clarity.

Include standard soils and geo note as seen above. this will note to include: flood prone area, radon, faults/siesmicity, and erosion along creek banks and drainage ways

Please add typical slopes to all sections.

show 2% per EPC standard detail.

In addition, Note K on the Preliminary Plan with the revision date of 10/30/24, will need to be updated to include Golden West Power. MVEA does not own the transmission easement listed on Note K.

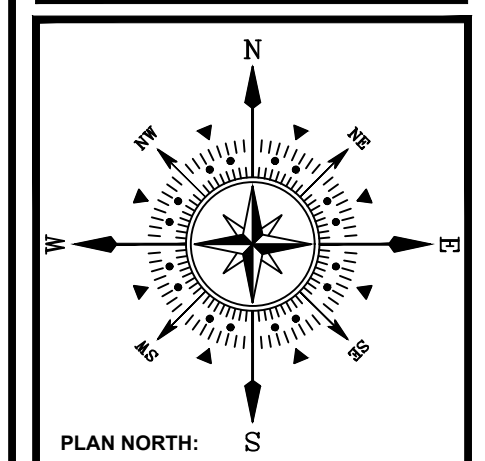
See EDARP comment from Floodplain Administrator

Please submit document.

Additional Information: For Final Plat Please record with EPC Clerk and Recorder's Office. Reception Number for easement will need to be shown on Final Plat.

William Guman & Associates, Ltd. LANDSCAPE ARCHITECTURE 731 North Weber Street Colorado Springs, CO 80903 (719) 633-9700 www.GumanLtd.com bill@guman.net

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. NO REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PERMITTED.



ESTEBAN RODRIGUEZ SUBDIVISION PROJECT NAME: JUDGE ORR ROAD PROJECT ADDRESS: PEYTON, CO 80831 PROJECT DESCRIPTION: 493.21 ACRE PRELIMINARY PLAN

Table with columns: DATE, DESIGNED, CHECKED. Values: 07/19/2024, WFG, GEM

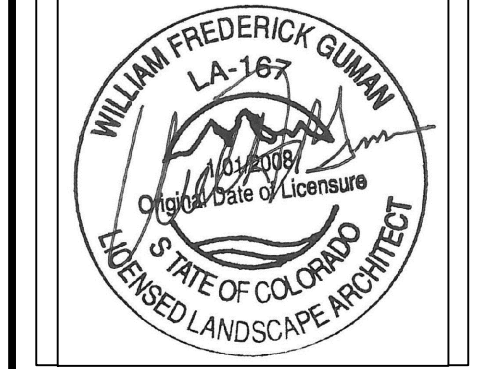
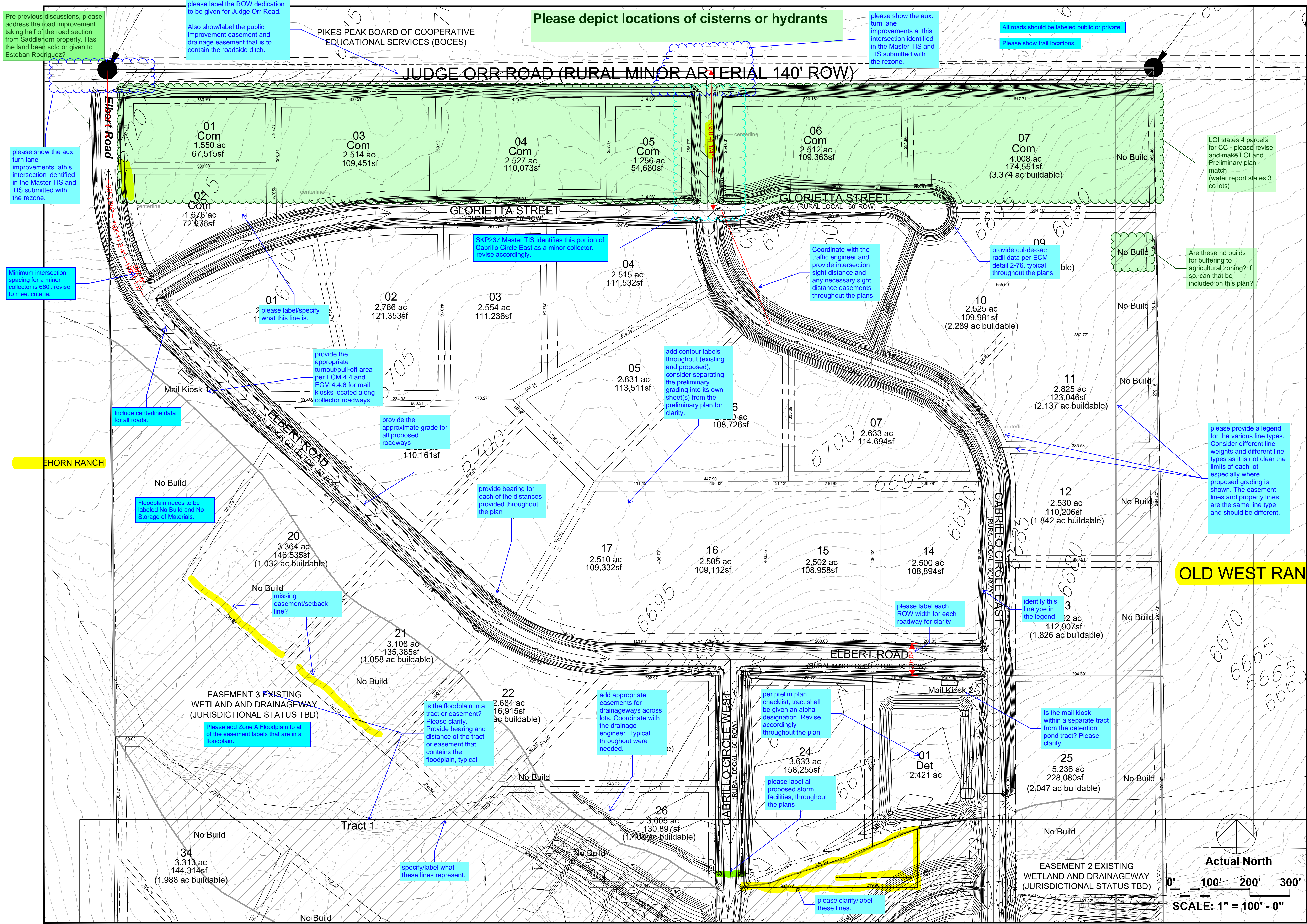


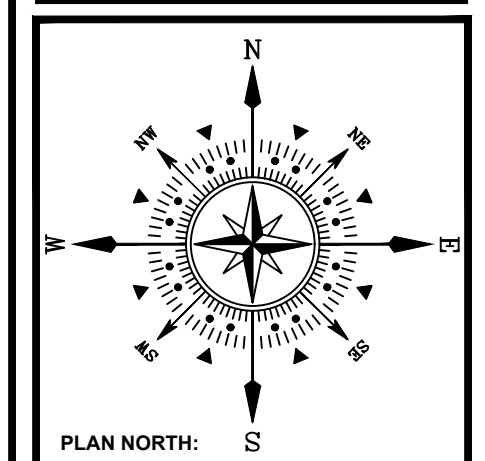
Table with columns: REVISIONS, DATE, BY, DESCRIPTION. Lists revisions for street and lot modifications, lot modifications, and detention pond modifications.

PLAN SCALE: AS NOTED ON PLAN

SHEET TITLE: PRELIMINARY PLAN SHEET NO. PLP1.0 1 of 8 SHEETS FILE NO. SP245

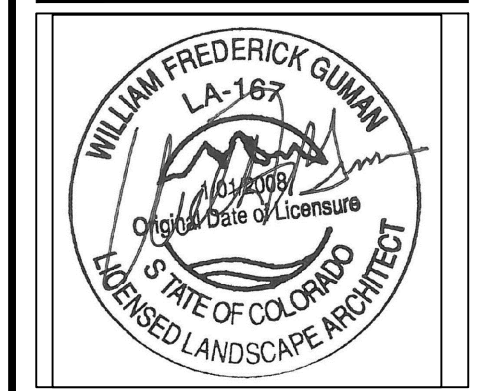


THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REUSE OR REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN APPROVAL OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED.



ESTEBAN RODRIGUEZ SUBDIVISION
JUDGE ORR ROAD
PEYTON, CO 80831
 PROJECT ADDRESS: JUDGE ORR ROAD
 PROJECT DESCRIPTION: 493.21 ACRE PRELIMINARY PLAN

DATE: 07/19/2024
 DESIGNED: WFG
 CHECKED: GEM



REVISIONS:	DATE:	BY:	DESCRIPTION:
	08/09/24	WFG	STREET AND LOT MODIFICATIONS
	08/27/24	WFG	LOT MODIFICATIONS
	08/29/24	WFG	CC MODIFICATIONS
	10/30/24	WFG	DETENTION POND MODIFICATIONS

NOTES:

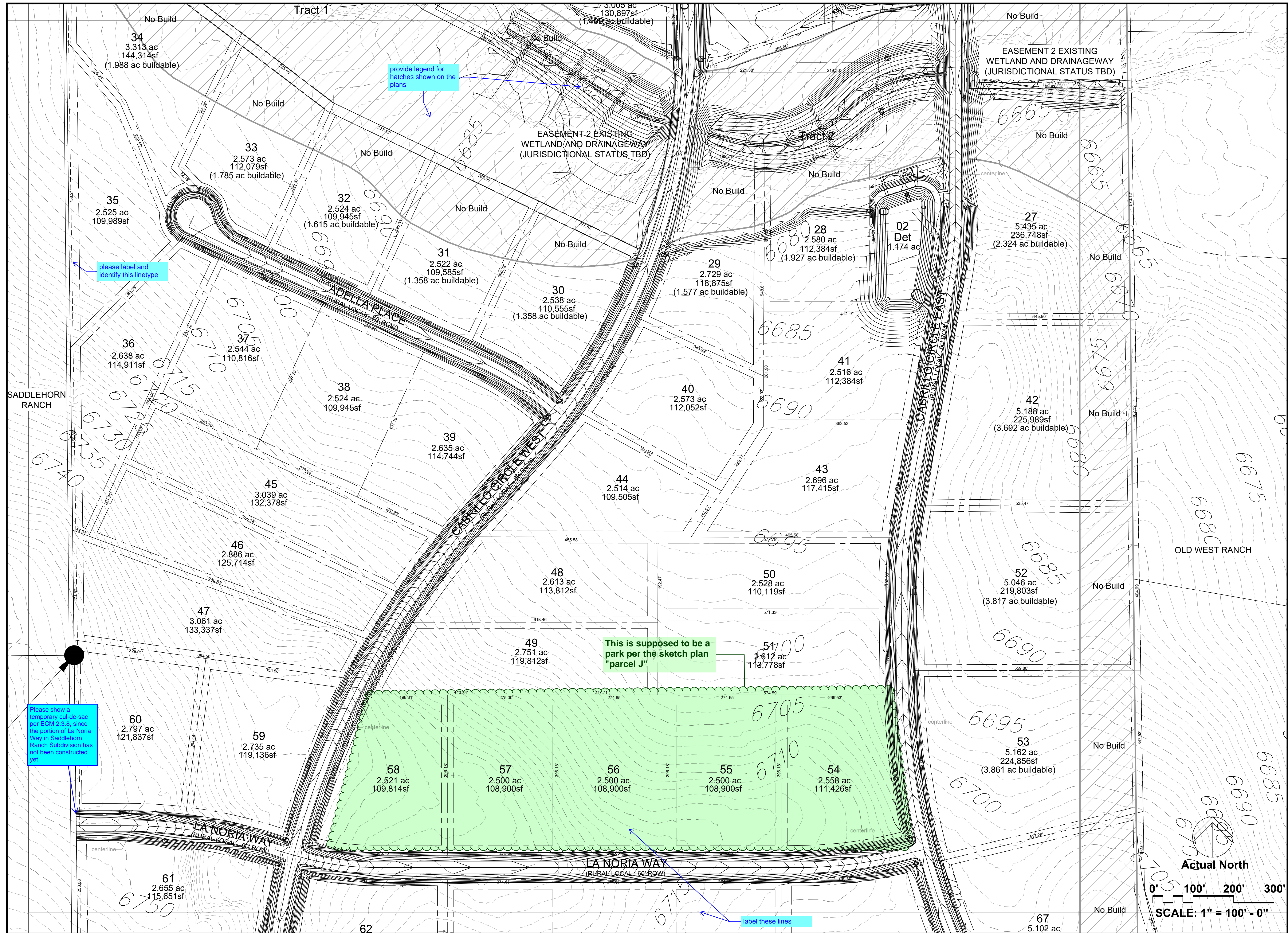
PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:
PRELIMINARY PLAN

SHEET NO.
PLP1.1
 2 OF 8 SHEETS
 FILE NO.
 XXXXX

OLD WEST RAN

Actual North
 0' 100' 200' 300'
SCALE: 1" = 100' - 0"

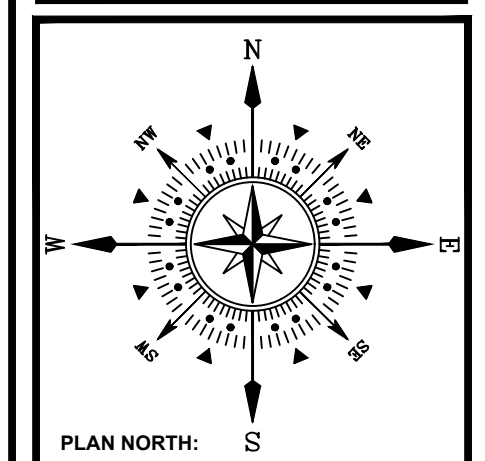


William Guman & Associates, Ltd.
 URBAN PLANNING | LANDSCAPE ARCHITECTURE
 731 North Weber Street
 Colorado Springs, CO 80903
 (719) 633-9700
 www.gumanltd.com
 bill@guman.net

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED.

THIS DRAWING IS DIAGNOSTIC IN THE EVENT OF A CONFLICT, ALL QUANTITIES THAT CAN BE DETERMINED GRAPHICALLY SHALL PREVAIL OVER ANY SCHEDULED STATEMENTS OF IMPLIED QUANTITIES. FIELD CHANGES MADE WITHOUT APPROVAL BY REVIEWING AGENCY OF THE RECORD DRAWING WILL RESULT IN DELAY OF FINAL ACCEPTANCE AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY WHERE APPLICABLE.

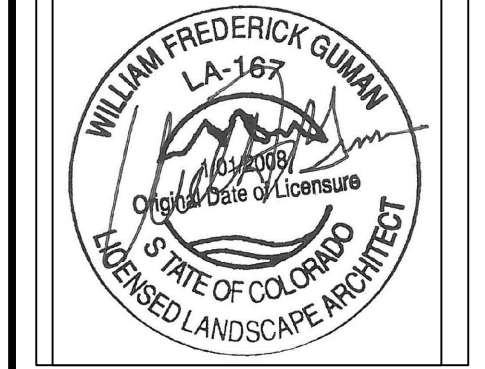
ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



ESTEBAN RODRIGUEZ SUBDIVISION
JUDGE ORR ROAD
PEYTON, CO 80831

PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION: 493.21 ACRE PRELIMINARY PLAN

DATE: 07/19/2024
 DESIGNED: WFG
 CHECKED: GEM



REVISIONS:	DATE:	BY:	DESCRIPTION:
	08/09/24	WFG	STREET AND LOT MODIFICATIONS
	08/27/24	WFG	LOT MODIFICATIONS
	08/29/24	WFG	CC MODIFICATIONS
	10/30/24	WFG	DETENTION POND MODIFICATIONS

NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:
PRELIMINARY PLAN

SHEET NO.
PLP1.2

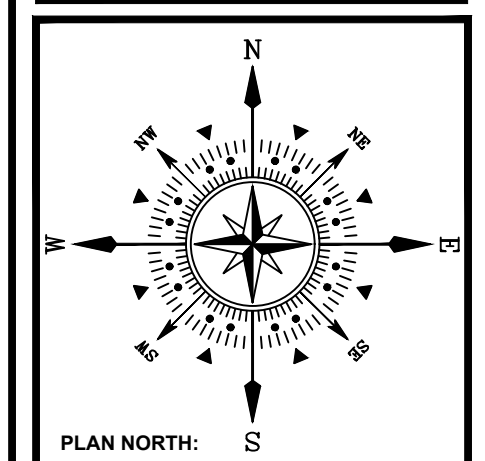
3 OF 8 SHEETS

FILE NO.
 XXXXX



William Guman & Associates, Ltd.
 LANDSCAPE ARCHITECTURE
 731 North Weber Street
 Colorado Springs, CO 80903
 (719) 633-9700
 www.GumanLtd.com
 bill@guman.net

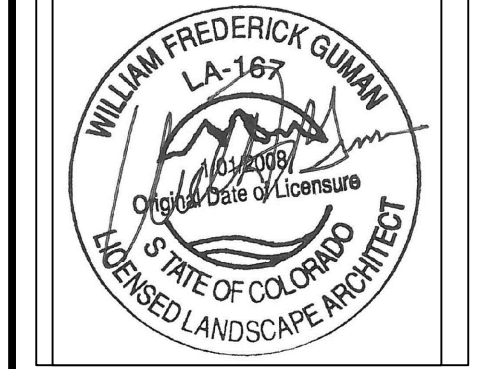
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN APPROVAL OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED. THIS DRAWING IS DIAGNOSTIC IN NATURE AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN APPROVAL OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY CHANGES MADE WITHOUT THE WRITTEN APPROVAL OF WILLIAM GUMAN & ASSOCIATES, LTD. WILL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



ESTEBAN RODRIGUEZ SUBDIVISION
JUDGE ORR ROAD
PEYTON, CO 80831

PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION: 493.21 ACRE PRELIMINARY PLAN

DATE: 07/19/2024
 DESIGNED: WFG
 CHECKED: GEM



REVISIONS:	DATE:	BY:	DESCRIPTION:
	08/09/24	WFG	STREET AND LOT MODIFICATIONS
	08/27/24	WFG	LOT MODIFICATIONS
	08/29/24	WFG	CC MODIFICATIONS
	10/30/24	WFG	DETENTION POND MODIFICATIONS

NOTES:

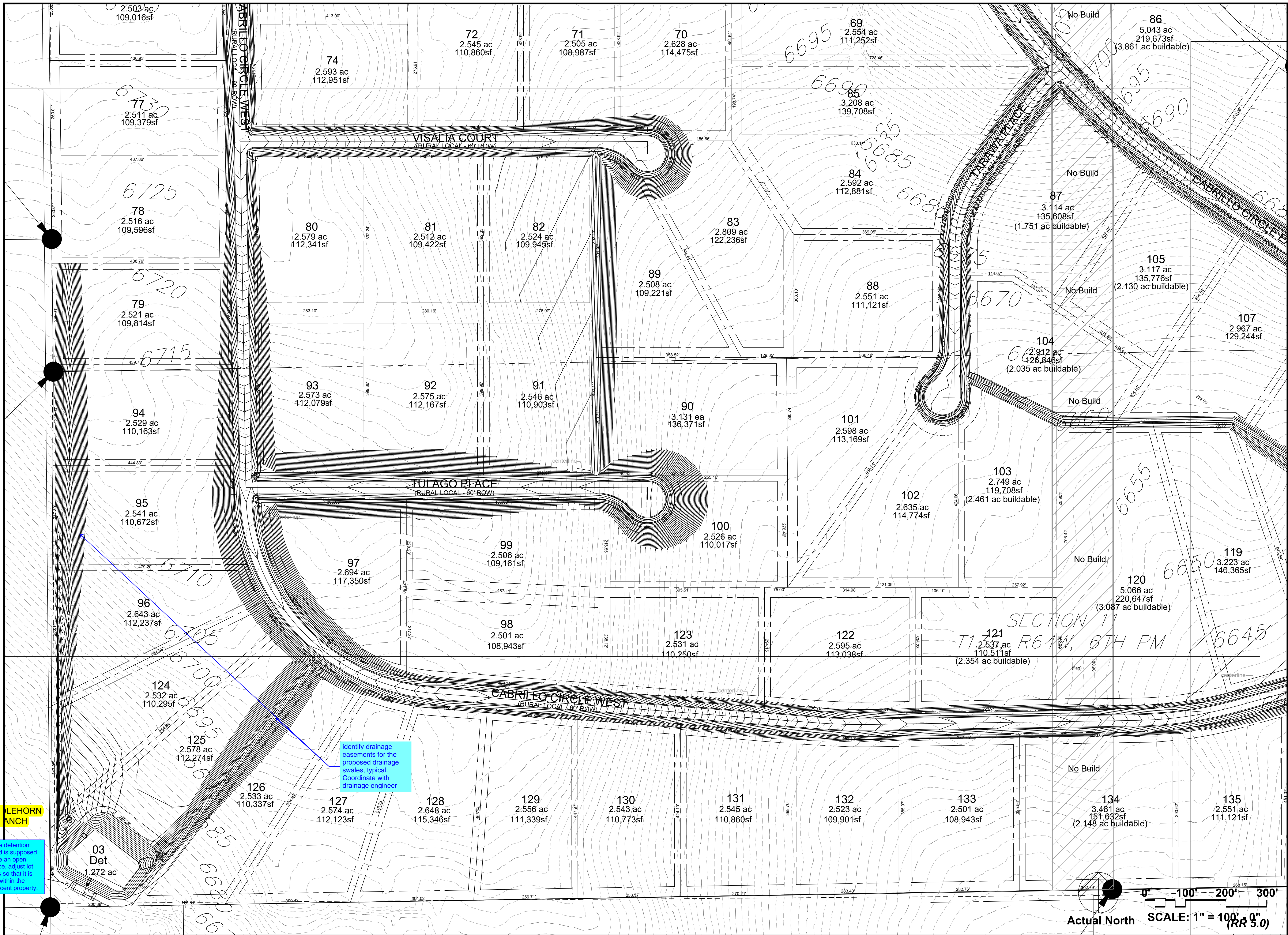
PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:
PRELIMINARY PLAN

SHEET NO.
PLP1.3

4 OF 8 SHEETS

FILE NO.
 XXXXX



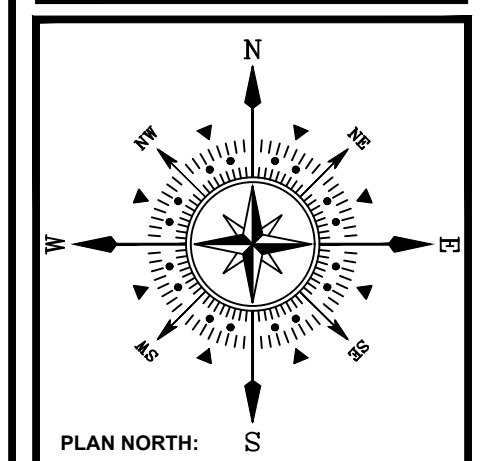
LEHORN ANCH

If the detention pond is supposed to be an open space, adjust lot lines so that it is not within the adjacent property

Identify drainage easements for the proposed drainage swales, typical. Coordinate with drainage engineer

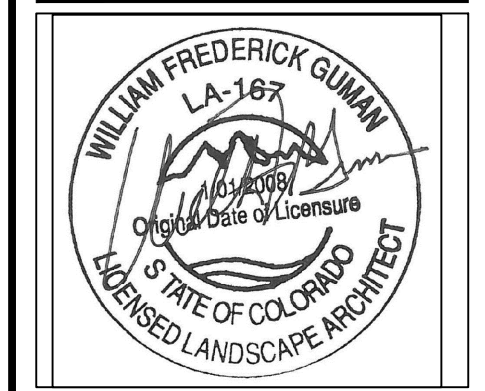
William Guman & Associates, Ltd.
 URBAN PLANNING | SURVEYING | DESIGN | I
 LANDSCAPE ARCHITECTURE
 731 North Weber Street
 Colorado Springs, CO 80903
 (719) 633-9700
 www.gumanLtd.com
 bill@guman.net

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN APPROVAL OF WILLIAM GUMAN & ASSOCIATES, LTD. IS STRICTLY PROHIBITED. THIS DRAWING IS DIAGNOSTIC IN NATURE AND IS NOT TO BE USED FOR CONSTRUCTION. ALL QUANTITIES ARE APPROXIMATE AND FIELD CONDITIONS MAY VARY. FIELD CHANGES MUST BE APPROVED BY THE DESIGNER. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



ESTEBAN RODRIGUEZ SUBDIVISION
JUDGE ORR ROAD
PEYTON, CO 80831
 PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION: 493.21 ACRE PRELIMINARY PLAN

DATE: 07/19/2024
 DESIGNED: WFG
 CHECKED: GEM



REVISIONS:	DATE:	BY:	DESCRIPTION:
	08/27/24	WFG	LOT MODIFICATIONS
	08/29/24	WFG	CC MODIFICATIONS
	10/30/24	WFG	DETENTION POND MODIFICATIONS

NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

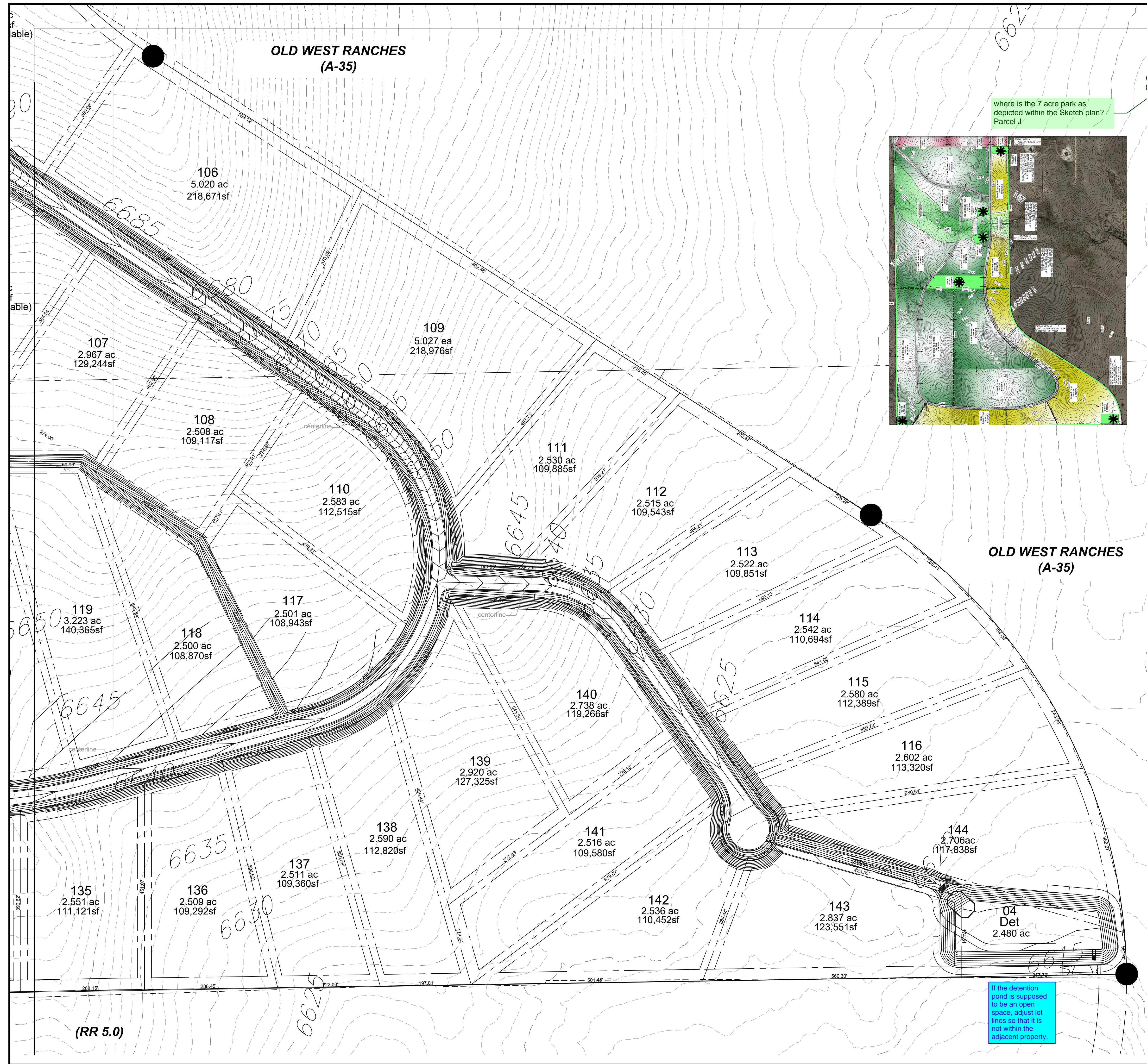
SHEET TITLE:
PRELIMINARY PLAN

SHEET NO.
PLP1.4

5 OF 8 SHEETS

FILE NO.
 XXXXX

Actual North SCALE: 1" = 100' (RR 5.0)



LAND USE DATA TABLE:

LAND USE	ACREAGE	PERCENTAGE	UNITS
COMMERCIAL COMMUNITY [CC]	16.043	3.30%	N.A.
RURAL RESIDENTIAL [RR2.5]	364.176	73.90%	135
RURAL RESIDENTIAL [R.R5.0]	46.259	9.40%	9
TOTAL RESIDENTIAL UNITS			144
TRACT 1 [WETLAND/OPEN SPACE]	99.608	6.00%	
TRACT 2 [WETLAND/OPEN SPACE]	5.751	1.20%	
DETECTION 01-05 [OPEN SPACE]	7.347	1.50%	
ROW STREETS	24.016	6.60%	
TOTAL (Rounded)	493.200	100.00%	

USABLE OPEN SPACE = 8.70%

RESIDENTIAL

LOT NO.	ACREAGE	SQ. FT.	USE	LOT NO.	ACREAGE	SQ. FT.	USE
01	2.744	119,521	RR2.5	100	2.528	110,175	RR2.5
02	2.786	121,353	RR2.5	101	2.598	113,169	RR2.5
03	2.554	111,236	RR2.5	102	2.635	114,774	RR2.5
04	2.515	111,532	RR2.5	103	2.749	119,708	RR2.5
05	2.831	113,511	RR2.5	104	2.912	126,846	RR2.5
06	2.620	108,726	RR2.5	105	3.117	135,776	RR2.5
07	2.633	114,694	RR2.5	106	5.020	218,671	RR5.0
08	3.384	147,407	RR2.5	107	2.967	129,244	RR2.5
09	2.536	110,462	RR2.5	108	2.508	109,117	RR2.5
10	2.525	109,981	RR2.5	109	5.027	218,976	RR5.0
11	2.825	123,046	RR2.5	110	2.583	112,515	RR2.5
12	2.530	110,206	RR2.5	111	2.530	109,885	RR2.5
13	2.592	112,907	RR2.5	112	2.515	109,543	RR2.5
14	2.500	108,894	RR2.5	113	2.522	108,851	RR2.5
15	2.502	108,958	RR2.5	114	2.542	110,694	RR2.5
16	2.505	109,112	RR2.5	115	2.580	112,389	RR2.5
17	2.510	109,327	RR2.5	116	2.602	113,320	RR2.5
18	2.575	112,167	RR2.5	117	2.501	108,943	RR2.5
19	2.529	110,161	RR2.5	118	2.500	108,870	RR2.5
20	3.364	146,535	RR2.5	119	3.223	140,365	RR2.5
21	3.108	135,385	RR2.5	120	5.066	220,647	RR2.5
22	2.684	116,915	RR2.5	121	2.537	110,511	RR2.5
23	2.728	118,831	RR2.5	122	2.595	113,038	RR2.5
24	3.633	158,255	RR2.5	123	2.531	110,250	RR2.5
25	5.236	228,080	RR5.0	124	2.532	110,295	RR2.5
26	3.005	130,897	RR2.5	125	2.578	112,274	RR2.5
27	5.435	236,748	RR5.0	126	2.533	110,337	RR2.5
28	2.580	112,384	RR2.5	127	2.574	112,123	RR2.5
29	2.729	118,875	RR2.5	128	2.648	115,346	RR2.5
30	2.538	110,555	RR2.5	129	2.556	111,339	RR2.5
31	2.522	109,585	RR2.5	130	2.543	110,773	RR2.5
32	2.524	109,945	RR2.5	131	2.545	110,860	RR2.5
33	2.573	112,079	RR2.5	132	2.523	109,901	RR2.5
34	3.313	144,314	RR2.5	133	2.501	108,943	RR2.5
35	2.525	109,989	RR2.5	134	3.481	151,632	RR2.5
36	2.638	114,911	RR2.5	135	2.551	111,121	RR2.5
37	2.544	110,816	RR2.5	136	2.509	109,292	RR2.5
38	2.524	109,945	RR2.5	137	2.511	109,360	RR2.5
39	2.635	114,744	RR2.5	138	2.590	112,820	RR2.5
40	2.573	112,052	RR2.5	139	2.920	127,325	RR2.5
41	2.516	112,384	RR2.5	140	2.738	119,266	RR2.5
42	5.188	225,989	RR5.0	141	2.990	130,244	RR2.5
43	2.546	117,415	RR2.5	142	2.707	117,916	RR2.5
44	2.514	109,505	RR2.5	143	2.600	113,256	RR2.5
45	3.039	132,378	RR2.5	144	2.706	117,838	RR2.5
46	2.886	125,714	RR2.5				
47	3.061	133,337	RR2.5				
48	2.613	113,324	RR2.5				
49	2.751	119,812	RR2.5				
50	2.528	110,119	RR2.5				
51	2.612	113,778	RR2.5				
52	5.046	219,803	RR5.0				
53	5.162	224,856	RR5.0				
54	2.558	111,426	RR2.5				
55	2.500	108,900	RR2.5				
56	2.500	108,900	RR2.5				
57	2.500	108,900	RR2.5				
58	2.521	109,814	RR2.5				
59	2.735	119,136	RR2.5				
60	2.797	121,837	RR2.5				
61	2.655	115,651	RR2.5				
62	2.510	109,335	RR2.5				
63	2.500	108,900	RR2.5				
64	2.500	108,900	RR2.5				
65	2.500	108,900	RR2.5				
66	2.532	110,293	RR2.5				
67	5.108	222,243	RR5.0				
68	2.663	116,000	RR2.5				
69	2.554	111,252	RR2.5				
70	2.628	114,475	RR2.5				
71	2.505	108,987	RR2.5				
72	2.545	110,860	RR2.5				
73	2.561	111,557	RR2.5				
74	2.593	112,951	RR2.5				
75	2.530	109,596	RR2.5				
76	2.503	109,016	RR2.5				
77	2.511	109,379	RR2.5				
78	2.516	109,596	RR2.5				
79	2.521	109,814	RR2.5				
80	2.579	112,341	RR2.5				
81	2.512	109,422	RR2.5				
82	2.524	109,945	RR2.5				
83	2.809	122,236	RR2.5				
84	2.592	112,881	RR2.5				
85	3.208	139,708	RR2.5				
86	5.043	219,673	RR5.0				
87	3.114	135,608	RR2.5				
88	2.551	111,121	RR2.5				
89	2.508	109,221	RR2.5				
90	3.259	141,947	RR2.5				
91	2.546	110,903	RR2.5				
92	2.575	112,167	RR2.5				
93	2.573	112,079	RR2.5				
94	2.529	110,163	RR2.5				
95	2.541	110,672	RR2.5				
96	2.643	112,237	RR2.5				
97	2.694	117,350	RR2.5				
98	2.501	108,943	RR2.5				
99	2.506	109,161	RR2.5				

COMMERCIAL COMMUNITY

01	1.550	67,515	CC
02	1.676	72,976	CC
03	2.514	109,451	CC
04	2.527	110,073	CC
05	1.256	54,680	CC
06	2.512	109,363	CC
07	4.008	174,551	CC
		16,043ac	

DETECTION/OPEN SPACE

01	2.421	105,458	DET
02	1.174	51,139	DET
03	1.272	55,408	DET
04	2.480	108,028	DET
		7.347ac	

WETLAND/OPEN SPACE

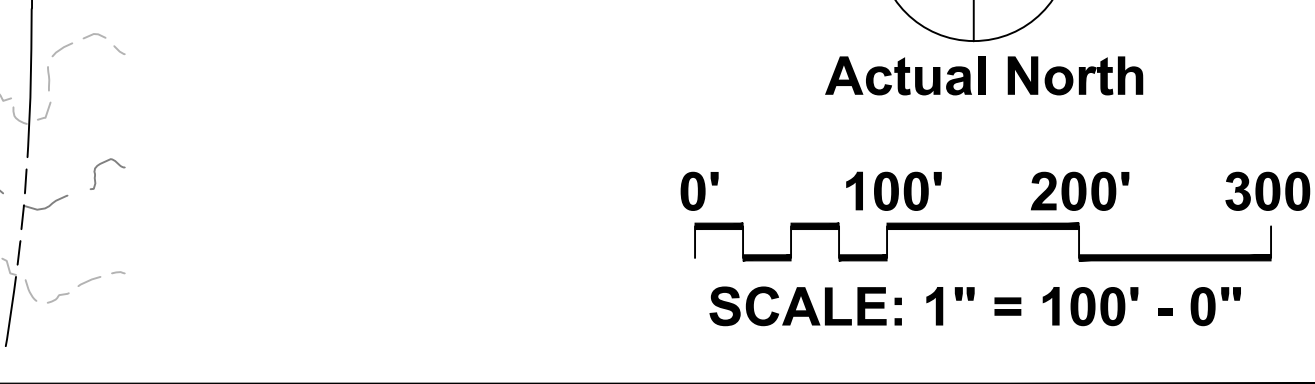
TRACT 1	29.608	1,289,717	OPEN SPACE
(Includes Public Open Space)		17,637 net	768,247 net
TRACT 2	5.751	250,496	OPEN SPACE
(Includes Public Open Space)		3,352 net	154,724 net
		21.169ac	

ROW | STREETS

	36.161ac	
--	----------	--

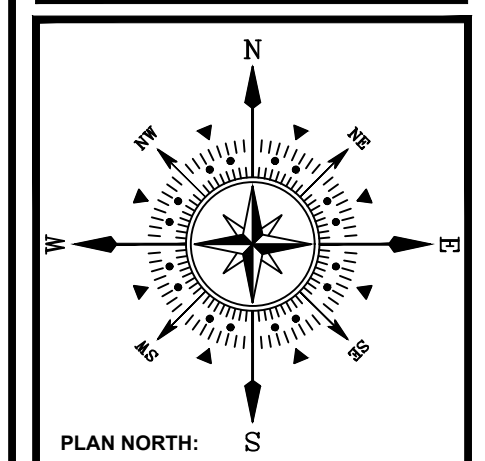
please indicate the proposed owner and maintenance entity of the detention pond tracts.

Additionally please indicate who will maintain the channel (Geick Trib.) that traverses the development; HOA or Metro district?



William Guman & Associates, Ltd.
 URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
 731 North Weber Street
 Colorado Springs, CO 80903
 (719) 633-9700
 www.GumanLtd.com
 bill@guman.net

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. NO PART OF THIS DRAWING OR ANY INFORMATION IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED.



ESTEBAN RODRIGUEZ SUBDIVISION
JUDGE ORR ROAD
PEYTON, CO 80831
 PROJECT ADDRESS: PEYTON, CO 80831
 PROJECT DESCRIPTION: 493.21 ACRE PRELIMINARY PLAN

DATE: 07/19/2024
 DESIGNED: WFG
 CHECKED: GEM

WILLIAM FREDERICK GUMAN
 LA-167
 LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO

REVISIONS:	DATE:	BY:	DESCRIPTION:
08/27/24	WFG	LOT MODIFICATIONS	
08/29/24	WFG	CC MODIFICATIONS	
10/30/24	WFG	DETECTION POND MODIFICATIONS	

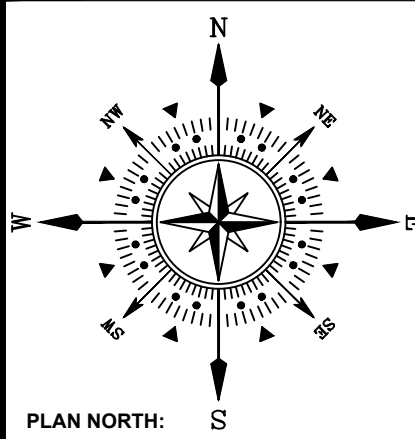
SHEET TITLE:
PRELIMINARY PLAN

SHEET NO.
PLP1.5

6 OF 8 SHEETS

FILE NO.
 XXXXX

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED. THIS DRAWING IS DIAGNOSTIC IN NATURE AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES MADE WITHOUT THE WRITTEN APPROVAL OF WILLIAM GUMAN & ASSOCIATES, LTD. WILL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



ESTEBAN RODRIGUEZ
JUDGE ORR ROAD
PEYTON, CO 80831
 PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION: 496.25 ACRE PHASING PLAN

DATE: 07/19/2024
 DESIGNED: WFG
 CHECKED: GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:
08/19/24	WFG	WFG	PHASING LIMITS MODIFICATIONS
08/27/24	WFG	WFG	LOT MODIFICATIONS
08/29/24	WFG	WFG	CC MODIFICATIONS
10/30/24	WFG	WFG	DETENTION POND MODIFICATIONS

NOTES:

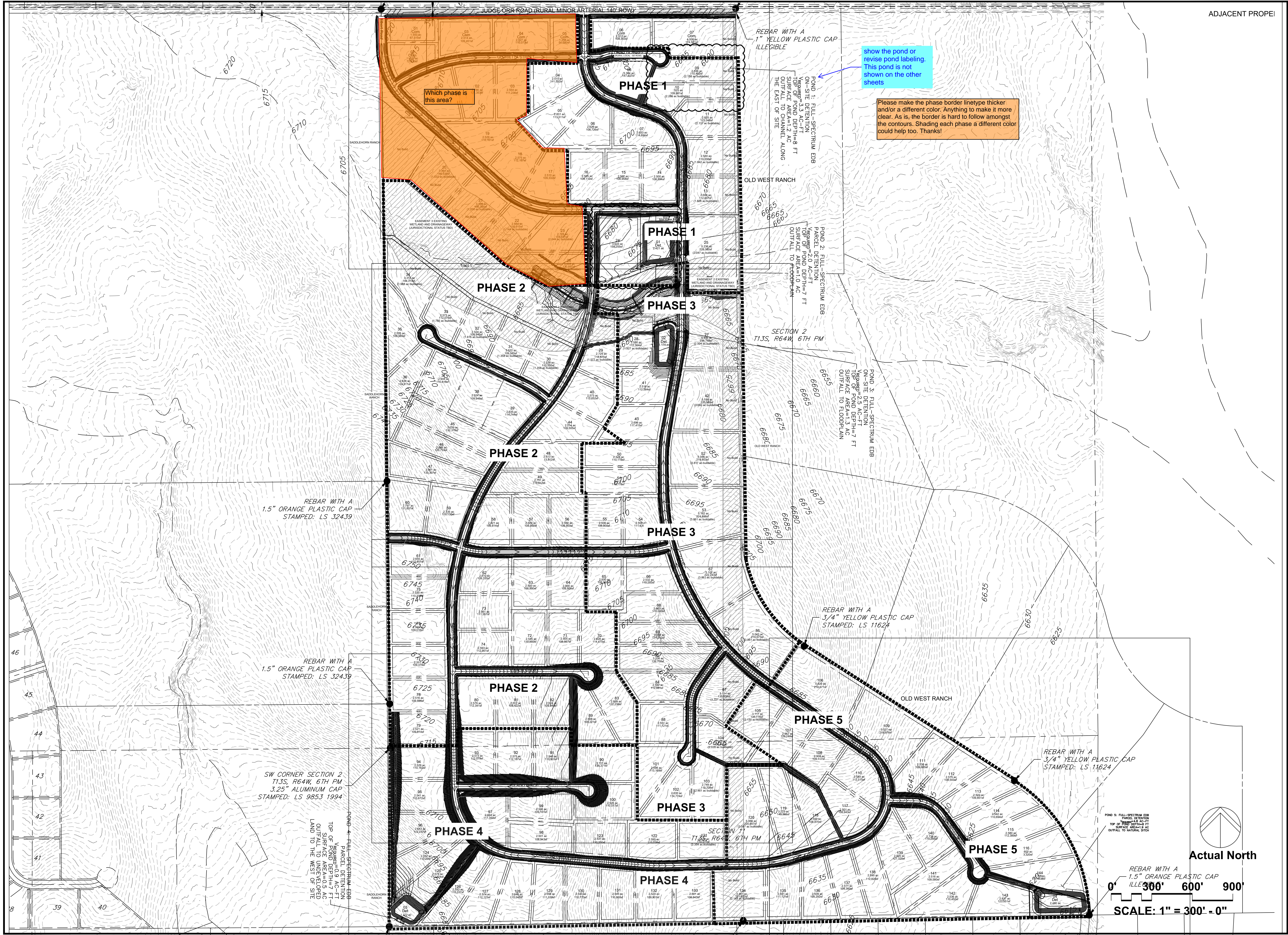
PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)

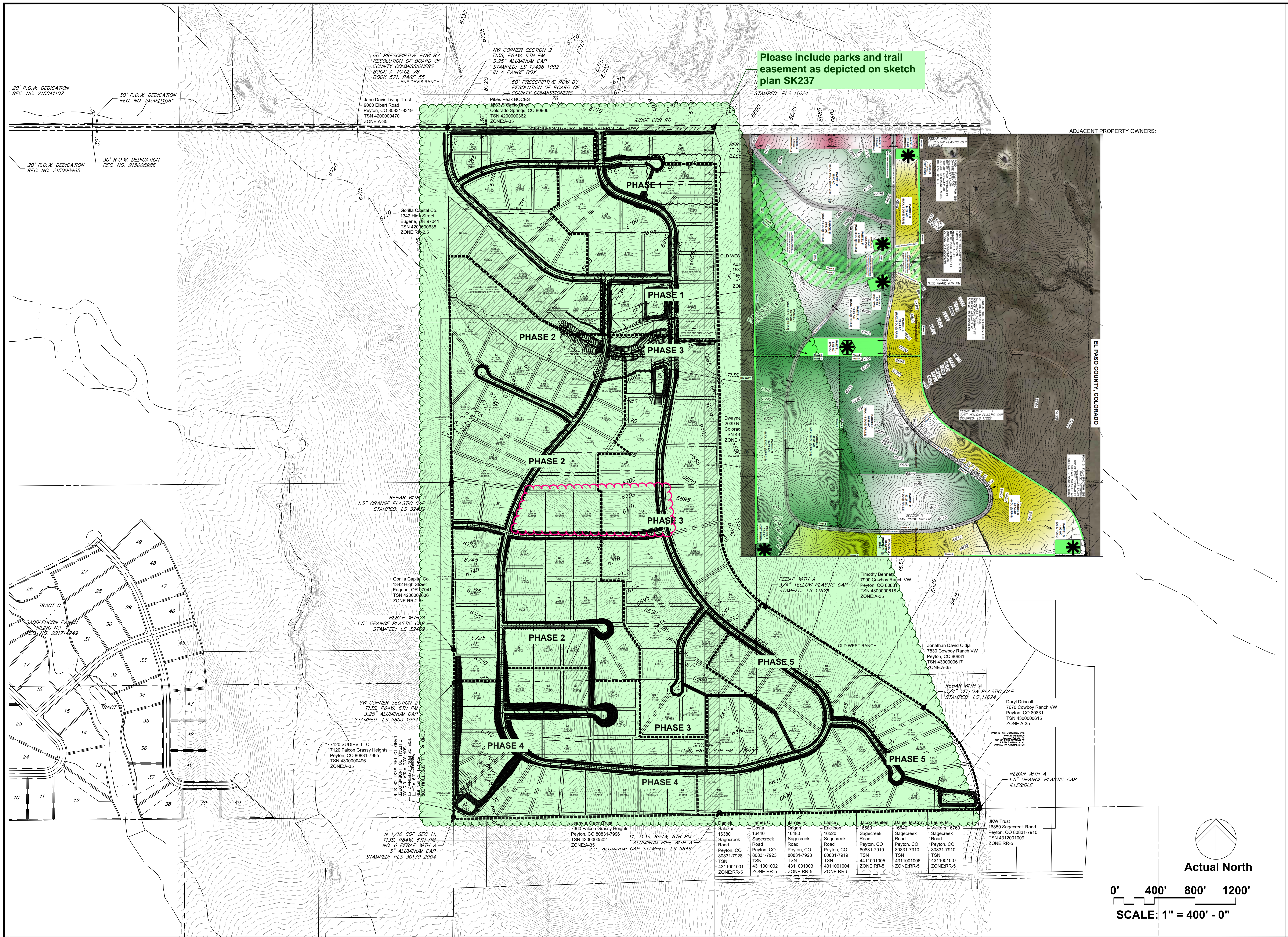
SHEET TITLE:
PHASING PLAN

SHEET NO.
PLP1.6

7 of 8 SHEETS

FILE NO.
 XXXXX

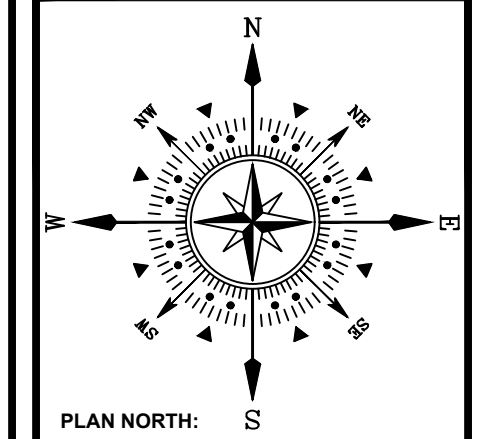




Please include parks and trail easement as depicted on sketch plan SK237

William Guman & Associates, Ltd.
 LANDSCAPE ARCHITECTURE
 731 North Weber Street
 Colorado Springs, CO 80903
 (719) 633-9700
 www.GumanLtd.com
 bill@gumanLtd.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED. THIS DRAWING IS DIAGNOSTIC IN NATURE AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY WILLIAM GUMAN & ASSOCIATES, LTD. IN WRITING. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IN WRITING.



ESTEBAN RODRIGUEZ
JUDGE ORR ROAD
PEYTON, CO 80831
496.25 ACRE PHASING PLAN

PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION:

DATE: 07/19/2024
 DESIGNED: WFG
 CHECKED: GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:
08/19/24	WFG	PHASING LIMITS MODIFICATIONS	
08/27/24	WFG	LOT MODIFICATIONS	
08/29/24	WFG	CC MODIFICATIONS	
10/30/24	WFG	DETENTION POND MODIFICATIONS	

PLANNING SCALE: 1" = 400' (OR AS NOTED ON PLAN)

SHEET TITLE:
ADJACENT LANDOWNERS

SHEET NO.
PLP1.7

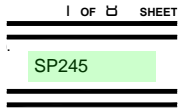
8 OF 8 SHEETS

FILE NO.
 XXXXX

Actual North
 0' 400' 800' 1200'
 SCALE: 1" = 400' - 0"

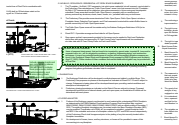
v1_Preliminary Plan Drawings.pdf Markup Summary

ashmathy (31)



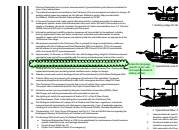
Subject: Planner
Page Label: 1
Author: ashmathy
Date: 11/25/2024 2:01:50 PM
Status:
Color: ■
Layer:
Space:

SP245



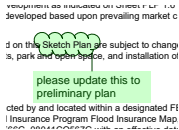
Subject: Planner
Page Label: 1
Author: ashmathy
Date: 12/4/2024 11:59:52 AM
Status:
Color: ■
Layer:
Space:

Include standard soils and geo note as seen above.
this will need to include:
flood prone area, radon, faults/siesmicity, and erosion along creek banks and drainage ways



Subject: Planner
Page Label: 1
Author: ashmathy
Date: 11/26/2024 2:07:03 PM
Status:
Color: ■
Layer:
Space:

make the language specific to the well and septic instead of stating utilities



Subject: Planner
Page Label: 1
Author: ashmathy
Date: 11/25/2024 2:45:28 PM
Status:
Color: ■
Layer:
Space:

please update this to preliminary plan



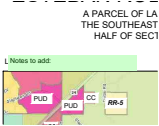
Subject: Planner
Page Label: 1
Author: ashmathy
Date: 12/5/2024 3:38:16 PM
Status:
Color: ■
Layer:
Space:

make sure this is one note



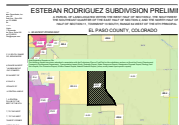
Subject: Wastewater
Page Label: 1
Author: ashmathy
Date: 12/4/2024 11:56:47 AM
Status:
Color: ■
Layer:
Space:

Wastewater:
 Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)
 Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)



Subject: Planner
Page Label: 1
Author: ashmathy
Date: 11/25/2024 3:04:15 PM
Status:
Color: ■
Layer:
Space:

Notes to add:



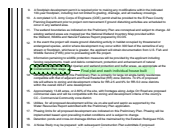
Subject: Reports on File
Page Label: 1
Author: ashmathy
Date: 12/4/2024 11:56:49 AM
Status:
Color: ■
Layer:
Space:

Note Regarding Reports on File:
 The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



Subject: Planner
Page Label: 1
Author: ashmathy
Date: 11/26/2024 11:52:21 AM
Status:
Color: ■
Layer:
Space:

please make it more obvious where these areas are on the plan other than no build areas, the no build areas represent multiple items and it should be better specified



Subject: Planner
Page Label: 1
Author: ashmathy
Date: 11/26/2024 11:54:10 AM
Status:
Color: ■
Layer:
Space:

Final plat and each individual house built



Subject: Image
Page Label: 1
Author: ashmathy
Date: 12/4/2024 11:55:52 AM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: 1
Author: ashmathy
Date: 12/5/2024 9:15:20 AM
Status:
Color: ■
Layer:
Space:

lot number has increased from sketch plan - this cannot be increased, change to 142



Subject: Planner
Page Label: 1
Author: ashmathy
Date: 12/3/2024 11:23:55 AM
Status:
Color: ■
Layer:
Space:

park removed from here, why?



Subject: Planner
Page Label: 1
Author: ashmathy
Date: 12/4/2024 11:50:04 AM
Status:
Color: ■
Layer:
Space:

recommend remove these notes



Subject: Planner
Page Label: 1
Author: ashmathy
Date: 12/5/2024 9:14:56 AM
Status:
Color: ■
Layer:
Space:

recommend remove this note , this will be a condition of approval and it will be changed to 2 yr expiration



Subject: Planner
Page Label: 1
Author: ashmathy
Date: 12/4/2024 11:53:03 AM
Status:
Color: ■
Layer:
Space:

recommend removal covered in note 25



Subject: Planner
Page Label: 1
Author: ashmathy
Date: 12/4/2024 11:53:43 AM
Status:
Color: ■
Layer:
Space:

please be more specific

G PLAN

The **Rodriguez** Sub Preliminary Plan prc change. Subsequer

Subject: Planner
Page Label: 1
Author: ashmathy
Date: 12/4/2024 11:54:32 AM
Status:
Color: ■
Layer:
Space:

Rodriguez

ES

the **Rodriguez** proj red by the FEMA N 58G, 08041CO559

Subject: Planner
Page Label: 1
Author: ashmathy
Date: 12/4/2024 11:54:54 AM
Status:
Color: ■
Layer:
Space:

Rodriguez



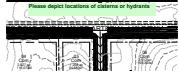
Subject: Soils & Geology
Page Label: 1
Author: ashmathy
Date: 12/4/2024 11:59:19 AM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 ■Downslope Creep: (name lots or location of area)
 ■Rockfall Source:(name lots or location of area)
 ■Rockfall Runout Zone:(name lots or location of area)
 ■Potentially Seasonally High Groundwater:(name lots or location of area)
 ■Other Hazard:
 In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



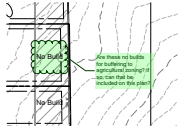
Subject: Planner
Page Label: 1
Author: ashmathy
Date: 12/5/2024 3:31:18 PM
Status:
Color: ■
Layer:
Space:

In addition, Note K on the Preliminary Plan with the revision date of 10/30/24, will need to be updated to include Golden West Power. MVEA does not own the transmission easement listed on Note K.



Subject: Planner
Page Label: 2
Author: ashmathy
Date: 11/25/2024 3:04:53 PM
Status:
Color: ■
Layer:
Space:

Please depict locations of cisterns or hydrants



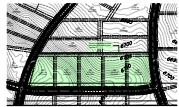
Subject: Planner
Page Label: 2
Author: ashmathy
Date: 11/26/2024 11:31:06 AM
Status:
Color: ■
Layer:
Space:

Are these no builds for buffering to agricultural zoning? if so, can that be included on this plan?



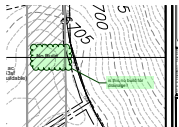
Subject: Planner
Page Label: 2
Author: ashmathy
Date: 12/5/2024 9:18:32 AM
Status:
Color: ■
Layer:
Space:

LOI states 4 parcels for CC - please revise and make LOI and Preliminary plan match (water report states 3 cc lots)



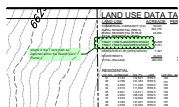
Subject: Planner
Page Label: 3
Author: ashmathy
Date: 12/2/2024 3:14:43 PM
Status:
Color: ■
Layer:
Space:

This is supposed to be a park per the sketch plan "parcel J"



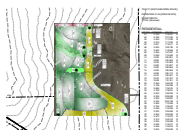
Subject: Planner
Page Label: 4
Author: ashmathy
Date: 11/26/2024 2:09:19 PM
Status:
Color: ■
Layer:
Space:

is this no build for drainage?

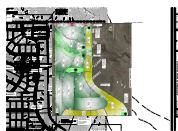


Subject: Planner
Page Label: 6
Author: ashmathy
Date: 12/5/2024 3:35:33 PM
Status:
Color: ■
Layer:
Space:

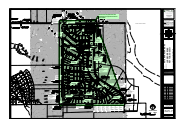
where is the 7 acre park as depicted within the Sketch plan? Parcel J



Subject: Image
Page Label: 6
Author: ashmathy
Date: 12/2/2024 2:57:11 PM
Status:
Color: ■
Layer:
Space:

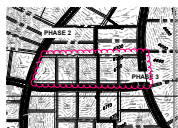


Subject: Image
Page Label: 8
Author: ashmathy
Date: 12/2/2024 3:07:25 PM
Status:
Color: ■
Layer:
Space:



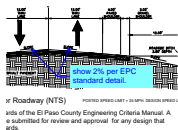
Subject: Planner
Page Label: 8
Author: ashmathy
Date: 12/5/2024 9:19:12 AM
Status:
Color: ■
Layer:
Space:

Please include parks and trail easement as depicted on sketch plan SK237



Subject: Cloud
Page Label: 8
Author: ashmathy
Date: 12/3/2024 11:26:22 AM
Status:
Color: ■
Layer:
Space:

Daniel Torres (45)



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 12/9/2024 1:43:50 PM
Status:
Color: ■
Layer:
Space:

show 2% per EPC standard detail.



Subject: Cloud+
Page Label: 1
Author: Daniel Torres
Date: 12/9/2024 1:44:33 PM
Status:
Color: ■
Layer:
Space:

remove this sketch plan note



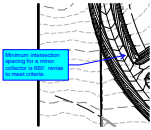
Subject: Cloud+
Page Label: 1
Author: Daniel Torres
Date: 12/9/2024 1:45:43 PM
Status:
Color: ■
Layer:
Space:

Please remove or revise this note #5. The access points are not conceptual at the prelim plan stage.



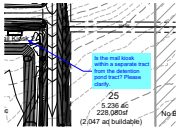
Subject: Polylength Measurement
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 1:58:37 PM
Status:
Color: ■
Layer:
Space:

582'-6"



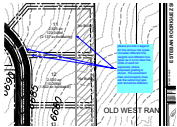
Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 2:00:18 PM
Status:
Color: ■
Layer:
Space:

Minimum intersection spacing for a minor collector is 660'. revise to meet criteria.



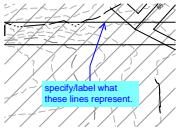
Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 2:49:43 PM
Status:
Color: ■
Layer:
Space:

Is the mail kiosk within a separate tract from the detention pond tract? Please clarify.



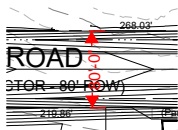
Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/10/2024 9:37:36 AM
Status:
Color: ■
Layer:
Space:

please provide a legend for the various line types. Consider different line weights and different line types as it is not clear the limits of each lot especially where proposed grading is shown. The easement lines and property lines are the same line type and should be different.



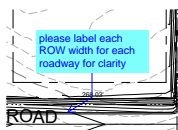
Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 3:09:12 PM
Status:
Color: ■
Layer:
Space:

specify/label what these lines represent.



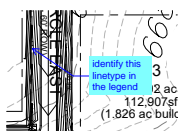
Subject: Length Measurement
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 2:58:37 PM
Status:
Color: ■
Layer:
Space:

80'-0"



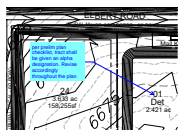
Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 3:00:23 PM
Status:
Color: ■
Layer:
Space:

please label each ROW width for each roadway for clarity



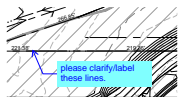
Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 3:00:46 PM
Status:
Color: ■
Layer:
Space:

identify this linetype in the legend



Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 3:01:54 PM
Status:
Color: ■
Layer:
Space:

per prelim plan checklist, tract shall be given an alpha designation. Revise accordingly throughout the plan



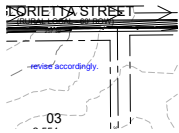
Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 3:46:23 PM
Status:
Color: ■
Layer:
Space:

please clarify/label these lines.



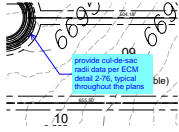
Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 4:19:54 PM
Status:
Color: ■
Layer:
Space:

add contour labels throughout (existing and proposed), consider separating the preliminary grading into its own sheet(s) from the preliminary plan for clarity.



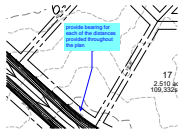
Subject: Text Box
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 3:42:28 PM
Status:
Color: ■
Layer:
Space:

revise accordingly.



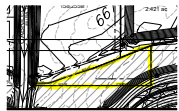
Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/10/2024 9:36:01 AM
Status:
Color: ■
Layer:
Space:

provide cul-de-sac radii data per ECM detail 2-76, typical throughout the plans

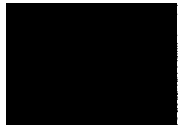


Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 3:45:26 PM
Status:
Color: ■
Layer:
Space:

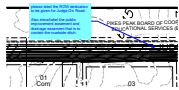
provide bearing for each of the distances provided throughout the plan



Subject: Highlight
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 3:45:46 PM
Status:
Color: ■
Layer:
Space:



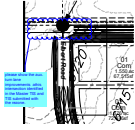
Subject: Highlight
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 3:45:49 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/10/2024 11:15:39 AM
Status:
Color: ■
Layer:
Space:

please label the ROW dedication to be given for Judge Orr Road.

Also show/label the public improvement easement and drainage easement that is to contain the roadside ditch.



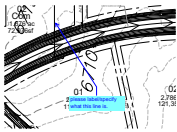
Subject: Cloud+
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 3:56:10 PM
Status:
Color: ■
Layer:
Space:

please show the aux. turn lane improvements at this intersection identified in the Master TIS and TIS submitted with the rezone.



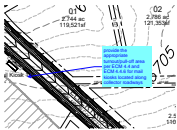
Subject: Cloud+
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 3:55:45 PM
Status:
Color: ■
Layer:
Space:

please show the aux. turn lane improvements at this intersection identified in the Master TIS and TIS submitted with the rezone.



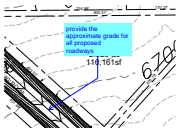
Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 3:56:58 PM
Status:
Color: ■
Layer:
Space:

please label/specify what this line is.



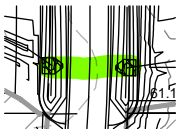
Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 4:00:34 PM
Status:
Color: ■
Layer:
Space:

provide the appropriate turnout/pull-off area per ECM 4.4 and ECM 4.4.6 for mail kiosks located along collector roadways

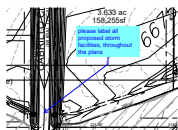


Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 4:03:29 PM
Status:
Color: ■
Layer:
Space:

provide the approximate grade for all proposed roadways



Subject: Highlight
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 4:05:30 PM
Status:
Color: ■
Layer:
Space:



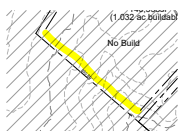
Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 4:05:56 PM
Status:
Color: ■
Layer:
Space:

please label all proposed storm facilities, throughout the plans

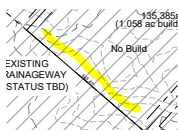


Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 4:10:41 PM
Status:
Color: ■
Layer:
Space:

is the floodplain in a tract or easement? Please clarify. Provide bearing and distance of the tract or easement that contains the floodplain, typical



Subject: Highlight
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 4:10:28 PM
Status:
Color: ■
Layer:
Space:

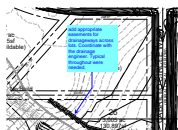


Subject: Highlight
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 4:10:44 PM
Status:
Color: ■
Layer:
Space:



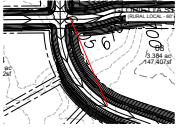
Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 4:11:16 PM
Status:
Color: ■
Layer:
Space:

missing easement/setback line?

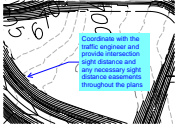


Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 12/9/2024 4:12:29 PM
Status:
Color: ■
Layer:
Space:

add appropriate easements for drainage ways across lots. Coordinate with the drainage engineer. Typical throughout were needed.



Subject: Line
 Page Label: 2
 Author: Daniel Torres
 Date: 12/9/2024 4:15:16 PM
 Status:
 Color: ■
 Layer:
 Space:



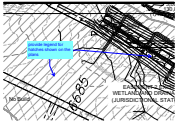
Subject: Callout
 Page Label: 2
 Author: Daniel Torres
 Date: 12/9/2024 4:15:05 PM
 Status:
 Color: ■
 Layer:
 Space:

Coordinate with the traffic engineer and provide intersection sight distance and any necessary sight distance easements throughout the plans



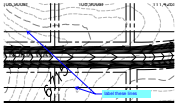
Subject: Callout
 Page Label: 3
 Author: Daniel Torres
 Date: 12/9/2024 4:08:56 PM
 Status:
 Color: ■
 Layer:
 Space:

please label and identify this linetype



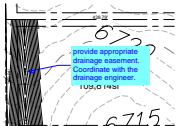
Subject: Callout
 Page Label: 3
 Author: Daniel Torres
 Date: 12/9/2024 4:09:33 PM
 Status:
 Color: ■
 Layer:
 Space:

provide legend for hatches shown on the plans



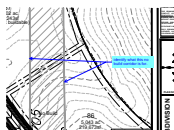
Subject: Callout
 Page Label: 3
 Author: Daniel Torres
 Date: 12/9/2024 4:20:39 PM
 Status:
 Color: ■
 Layer:
 Space:

label these lines



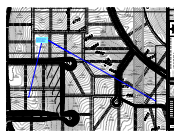
Subject: Callout
 Page Label: 4
 Author: Daniel Torres
 Date: 12/9/2024 4:17:36 PM
 Status:
 Color: ■
 Layer:
 Space:

provide appropriate drainage easement. Coordinate with the drainage engineer.



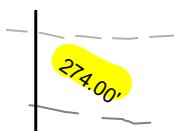
Subject: Callout
Page Label: 4
Author: Daniel Torres
Date: 12/9/2024 4:18:28 PM
Status:
Color: ■
Layer:
Space:

identify what this no build corridor is for.

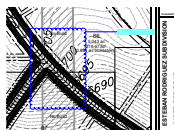


Subject: Callout
Page Label: 4
Author: Daniel Torres
Date: 12/9/2024 4:47:32 PM
Status:
Color: ■
Layer:
Space:

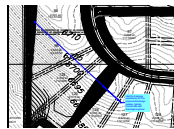
label these lines as it is not clear what they represent. typical where they appear.



Subject: Highlight
Page Label: 4
Author: Daniel Torres
Date: 12/10/2024 9:39:35 AM
Status:
Color: ■
Layer:
Space:

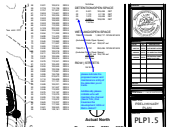


Subject: Cloud+
Page Label: 4
Author: Daniel Torres
Date: 12/10/2024 9:41:44 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 5
Author: Daniel Torres
Date: 12/9/2024 4:49:30 PM
Status:
Color: ■
Layer:
Space:

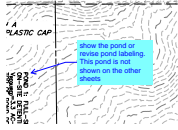
identify drainage easements for the proposed drainage swales, typical. Coordinate with drainage engineer



Subject: Callout
Page Label: 6
Author: Daniel Torres
Date: 12/9/2024 5:21:51 PM
Status:
Color: ■
Layer:
Space:

please indicate the proposed owner and maintenance entity of the detention pond tracts.

Additionally please indicate who will maintain the channel (Geick Trib.) that traverses the development; HOA or Metro district?



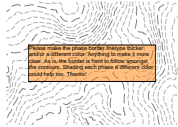
Subject: Callout
Page Label: 7
Author: Daniel Torres
Date: 12/9/2024 4:52:45 PM
Status:
Color: ■
Layer:
Space:

show the pond or revise pond labeling. This pond is not shown on the other sheets

Glenn Reese - EPC Stormwater (3)

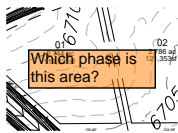


Subject: Polygon
Page Label: 7
Author: Glenn Reese - EPC Stormwater
Date: 12/5/2024 3:17:07 PM
Status:
Color: ■
Layer:
Space:



Subject: SW - Textbox
Page Label: 7
Author: Glenn Reese - EPC Stormwater
Date: 12/5/2024 3:17:40 PM
Status:
Color: ■
Layer:
Space:

Please make the phase border linetype thicker and/or a different color. Anything to make it more clear. As is, the border is hard to follow amongst the contours. Shading each phase a different color could help too. Thanks!

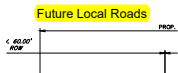


Subject: SW - Textbox
Page Label: 7
Author: Glenn Reese - EPC Stormwater
Date: 12/5/2024 3:17:18 PM
Status:
Color: ■
Layer:
Space:

Which phase is this area?

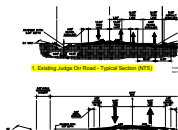
Joseph Sandstrom (26)

adjacent zoning of A-35 shall be 2f
rs to adjacent zoning will be 15 feet



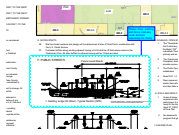
Subject: Highlight
Page Label: 1
Author: Joseph Sandstrom
Date: 11/26/2024 8:16:05 AM
Status:
Color: ■
Layer:
Space:

Future Local Roads



Subject: Highlight
Page Label: 1
Author: Joseph Sandstrom
Date: 11/26/2024 8:16:08 AM
Status:
Color: ■
Layer:
Space:

1. Existing Judge Orr Road - Typical Section (NTS)



Subject: Cloud+
Page Label: 1
Author: Joseph Sandstrom
Date: 11/26/2024 8:18:42 AM
Status:
Color: ■
Layer:
Space:

Please show existing and future roadway cross sections separately for clarity.



Please add typical slopes to all sections.

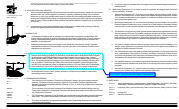
Subject: Text Box
Page Label: 1
Author: Joseph Sandstrom
Date: 11/26/2024 8:22:48 AM
Status:
Color: ■
Layer:
Space:

Please add typical slopes to all sections.

in the property onto J this **Sketch Plan** shall roads. The County E ocedures of the Engi

Subject: Highlight
Page Label: 1
Author: Joseph Sandstrom
Date: 11/26/2024 8:24:28 AM
Status:
Color: ■
Layer:
Space:

Sketch Plan



Subject: Cloud+
Page Label: 1
Author: Joseph Sandstrom
Date: 11/26/2024 8:29:45 AM
Status:
Color: ■
Layer:
Space:

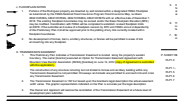
See EDARP comment from Floodplain Administrator



Subject: Cloud+
Page Label: 1
Author: Joseph Sandstrom
Date: 11/26/2024 8:40:07 AM
Status:
Color: ■
Layer:
Space:

Please submit document.


Additional Information: For Final Plat Please record with EPC Clerk and Recorder's Office. Reception Number for easement will need to be shown on Final Plat.



Subject: Highlight
Page Label: 1
Author: Joseph Sandstrom
Date: 11/26/2024 8:36:39 AM
Status:
Color: ■
Layer:
Space:

(copy of Agreement is submitted with this application).

t of avigation eas
of any rights that
or unlawful owner;

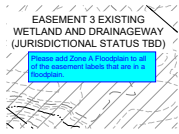
Subject: Highlight
Page Label: 1
Author: Joseph Sandstrom
Date: 11/26/2024 8:39:18 AM
Status:
Color: 
Layer:
Space:


avigation

The avigation eas
lake Airport shall
terminate

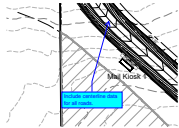
Subject: Highlight
Page Label: 1
Author: Joseph Sandstrom
Date: 11/26/2024 8:39:36 AM
Status:
Color: 
Layer:
Space:


avigation



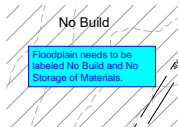
Subject: Text Box
Page Label: 2
Author: Joseph Sandstrom
Date: 11/26/2024 8:46:59 AM
Status:
Color: 
Layer:
Space:


Please add Zone A Floodplain to all of the easement labels that are in a floodplain.



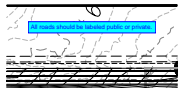
Subject: Callout
Page Label: 2
Author: Joseph Sandstrom
Date: 11/26/2024 9:13:10 AM
Status:
Color: 
Layer:
Space:


Include centerline data for all roads.



Subject: Text Box
Page Label: 2
Author: Joseph Sandstrom
Date: 11/26/2024 9:30:45 AM
Status:
Color: 
Layer:
Space:

Floodplain needs to be labeled No Build and No Storage of Materials.



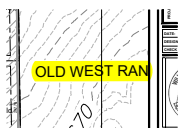
Subject: Text Box
Page Label: 2
Author: Joseph Sandstrom
Date: 11/26/2024 10:37:23 AM
Status:
Color: 
Layer:
Space:

All roads should be labeled public or private.



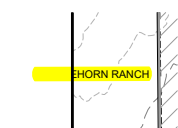
Subject: Text Box
Page Label: 2
Author: Joseph Sandstrom
Date: 11/26/2024 10:37:49 AM
Status:
Color: ■
Layer:
Space:

Please show trail locations.



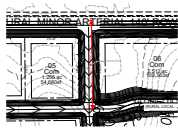
Subject: Highlight
Page Label: 2
Author: Joseph Sandstrom
Date: 11/26/2024 10:51:23 AM
Status:
Color: ■
Layer:
Space:

OLD WEST RAN



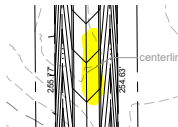
Subject: Highlight
Page Label: 2
Author: Joseph Sandstrom
Date: 11/26/2024 10:51:28 AM
Status:
Color: ■
Layer:
Space:

SADDLEHORN RANCH

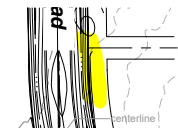


Subject: Length Measurement
Page Label: 2
Author: Joseph Sandstrom
Date: 12/2/2024 4:35:49 PM
Status:
Color: ■
Layer:
Space:

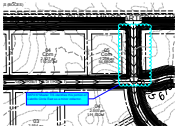
350'-4 1/4"



Subject: Highlight
Page Label: 2
Author: Joseph Sandstrom
Date: 12/2/2024 4:35:56 PM
Status:
Color: ■
Layer:
Space:

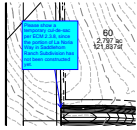


Subject: Highlight
Page Label: 2
Author: Joseph Sandstrom
Date: 12/2/2024 4:36:56 PM
Status:
Color: ■
Layer:
Space:



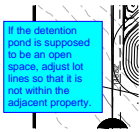
Subject: Cloud+
Page Label: 2
Author: Joseph Sandstrom
Date: 12/3/2024 7:19:37 AM
Status:
Color: ■
Layer:
Space:

SKP237 Master TIS identifies this portion of Cabrillo Circle East as a minor collector.



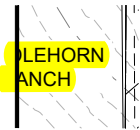
Subject: Callout
Page Label: 3
Author: Joseph Sandstrom
Date: 12/10/2024 9:38:43 AM
Status:
Color: ■
Layer:
Space:

Please show a temporary cul-de-sac per ECM 2.3.8, since the portion of La Noria Way in Saddlehorn Ranch Subdivision has not been constructed yet.



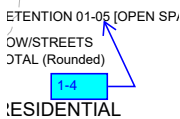
Subject: Text Box
Page Label: 5
Author: Joseph Sandstrom
Date: 12/2/2024 3:24:48 PM
Status:
Color: ■
Layer:
Space:

If the detention pond is supposed to be an open space, adjust lot lines so that it is not within the adjacent property.



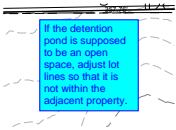
Subject: Highlight
Page Label: 5
Author: Joseph Sandstrom
Date: 12/2/2024 3:24:55 PM
Status:
Color: ■
Layer:
Space:

DLEHORN RANCH



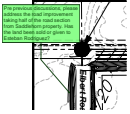
Subject: Callout
Page Label: 6
Author: Joseph Sandstrom
Date: 12/2/2024 3:16:44 PM
Status:
Color: ■
Layer:
Space:

1-4



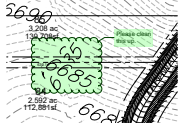
Subject: Text Box
Page Label: 6
Author: Joseph Sandstrom
Date: 12/2/2024 3:24:34 PM
Status:
Color: ■
Layer:
Space:

If the detention pond is supposed to be an open space, adjust lot lines so that it is not within the adjacent property.



Subject: Planner
Page Label: 2
Author: Ryan Howser
Date: 12/5/2024 7:40:58 AM
Status:
Color: ■
Layer:
Space:

Pre previous discussions, please address the road improvement taking half of the road section from Saddlehorn property. Has the land been sold or given to Esteban Rodriguez?



Subject: Planner
Page Label: 4
Author: Ryan Howser
Date: 12/5/2024 7:44:48 AM
Status:
Color: ■
Layer:
Space:

Please clean this up.



Subject: Planner
Page Label: 4
Author: Ryan Howser
Date: 12/5/2024 7:42:48 AM
Status:
Color: ■
Layer:
Space:

These labels are difficult to read. Please clean up the linework. This comment will apply to the entire plan as necessary.