AUTUMN ACRES
NE1/4 S36 T12S R65W
SKETCH PLAN
OCTOBER 2022

VICINITY MAP
NTS

SITE

STAPLETON DR
MERIDIAN RD
JUDGE ORR RD
EASTONVILLE RD
E US HIGHWAY 24

ZONING MAP

RS-6000
RS-6000
MERIDIAN RD.

PUD
RR-5 PUD
CS
PUD
RR-5
RS-5000

MERIDIAN ROAD (NORTH) PROPOSED RIGHT-OF-WAY AND EASEMENTS

Annotations (callouts)

- ADD a Legal Description
- The SKP will likey require more than 1 page to depict the necessary items clearly
- Depict the utility landuse area for the Sanitary lift station and other components.
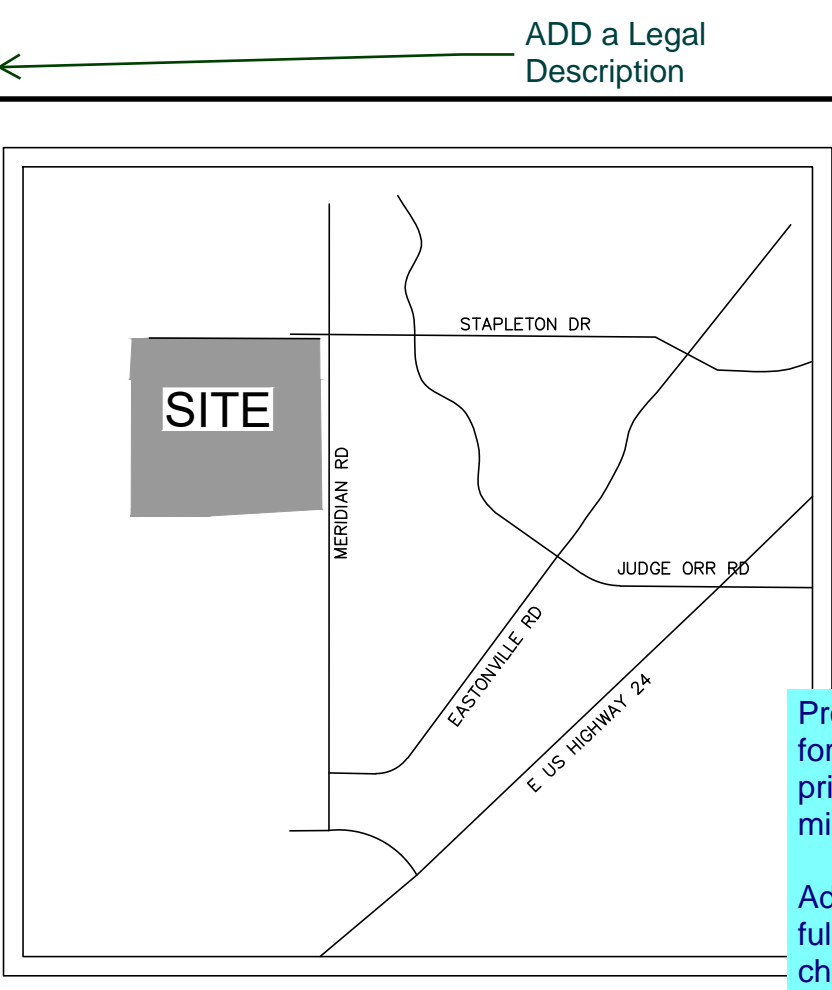- identify proposed ROW dedication along Stapleton. The current stapleton corridor plan that is currently in progress identifies a 168' ROW width for Stapleton. https://www.briargate-stapleton.com/_files/ugd/f29967_9aecf62f29694fbd85e71364dc5d1abd.pdf
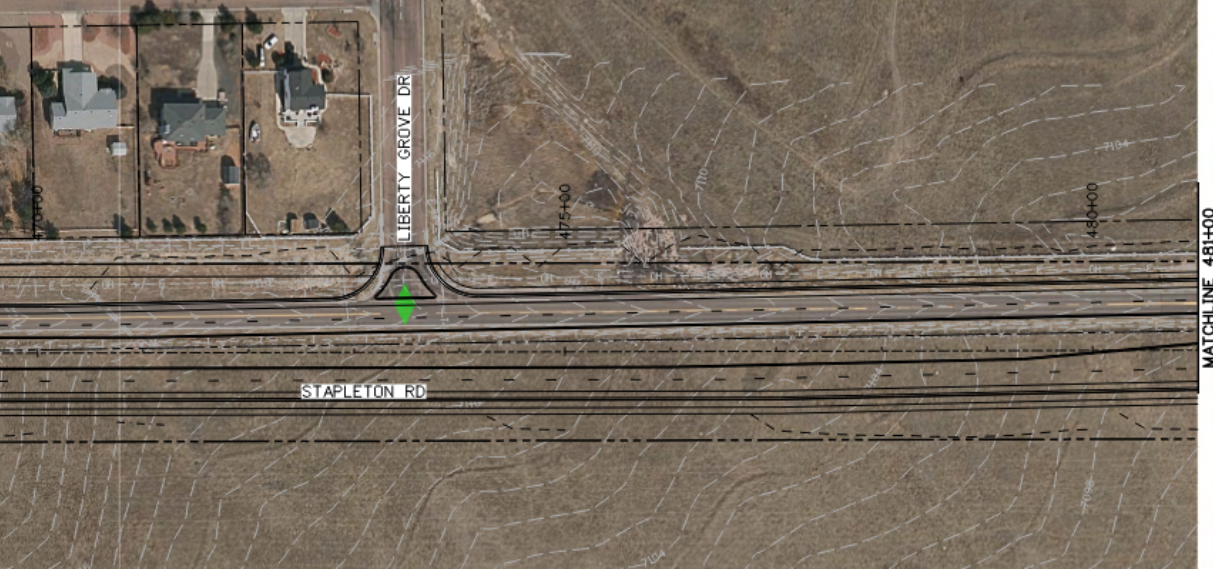- As noted during the early assistance meeting this access does not meet intersection spacing criteria and will not approved. Remove proposed access location.
- Existing Meridian Road is currently within the property. Provide additional ROW per the Meridian North Corridor Plan. See area highlighted in yellow for additional ROW. Control Plan study is available at https://publicworks.elpasoco.com/road-bridge-planning/
- Provide a deviation request for intersection spacing as a principal arterial requires 1/2 mile spacing.
- identify as full access instead roundabout
- Add a general note that the full movement access will change to a RIRO with future widening of Stapleton Road in accordance with the Stapleton-Briargate corridor access control plan.
- landscape setback required along major arterials outside of dedicated row- depict as buffer /landscape setback
- depict trails per 2023 Parks Master Plan
- Show the existing ROW along the east side of Meridian Road.
- only show the collector roads and arterials; w access points at key intersections; a sketch plan does not set roads. Please, remove local roadways; remove the zoning from the plan and identify density and landuse, transitions, buffers etc. Please look at SKP 223, SKP224; SKP 225; SKP201; for examples of what is to be depicted and typical notes. A phasing plan can be eliminated if notes are depicted on SKP that anticipated phasing is XYZ; subject to change without a skp amendment being required
- the zoning map changes quarterly; label the zoning, aj lot lines roads and adj property info per the checklist please.
- depict roadway line work for Meridian and Stapleton. identify any dedication that will occur based on TIS
- Clearly delineate bubbles for density and land use.
- The TIS noted 9,760 average daily trips (ADT) are generated by the development. This exceeds the design ADT for urban local roads. An internal collector spine road is likely required from the access on Stapleton to the access on Meridian Road and shall be shown and labeled on the plans.
- As noted during the early assistance meeting this access does not meet intersection spacing criteria and will not approved. Remove proposed access location.
- Add note that states that the proposed streets and access locations are conceptual and subject to change. Deviation requests must be approved for transportation and access design that is not in conformance with the EPC Engineering Criteria Manual Standards.
- Please set up a legend to show trails, open space, ponds, density various landuse categories etc as istypical on SKP submitted
- remove future or proposed- this is a sketch plan which is setting the future, key access points, density and land use categories
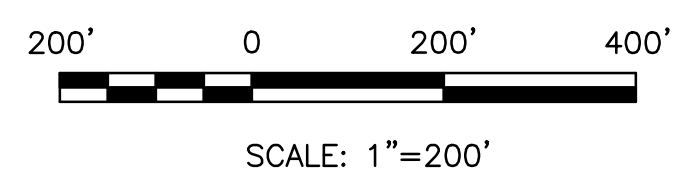- remove the self storage label and put commercial;
- dimension buffers
- place the areas to be preserved in openspace- this would cause significnat concern with Criteria for approval depicting much of the site w water shallow- decide what areas will be preserved.
- See Engineering Criteria Manual (ECM) chapter 2 for roadway design criteria. Maximum cul-de-sac length is 750 ft for urban condition.
- parkland; detention; trails open-sapce show
- this area should be depicted as opensace as its not suiatble for structyres
- Submit a deviation request. This access does not meet the 1/2 mile intersection and is not in conformance with the Meridian Road access control plan.
- Show and Identify access to Theriot Road
- Is there a residential unit density cap based on water? what is the cap square footage on commercial?
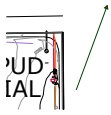- Depict there trail connectivity throughout the site (use notes to state internal sidewalks will connect the trails shown) please
- Please categorize and match the Code definitions and use tables; Single-family attached, single family detached, commercial; multi-dweeling etc- see checklist
- depict the pocket parks?
- delete it is applicable always

Plan labels

- RS20000
- COMMERCIAL REGIONAL
- FULL W/ PROP ROUND ABOUT
- FUTURE PRINCIPAL ARTERIAL
- STAPLETON DRIVE
- RT IN RT OUT
- FUTURE PUD COMMERCIAL 10 AC
- PUD MULTI FAMILY 4.5 AC AT 11 DU/AC=50 UNITS
- PUD MULTI FAMILY 8.4 AC AT 11 DU/AC=91 UNITS
- FUTURE PUD MULTI FAMILY 11.6 AC AT 12 DU/AC=139 UNITS
- FUTURE PUD SELF STORAGE 8 AC
- RESIDENTIAL 4.0 UNITS/AC 99 ACRES 300 SF LOTS
- SECTION 36 (159.65 ACRES +/-)
- SEASONAL WET AREA (SHALLOW GROUND WATER OR POTENTIALLY SEASONAL WET AREA PER PRELIMINARY SOILS INVESTIGATION (TYP)
- 1/2 ACRE LOTS
- TRAIL/OPEN SPACE
- 3.7 ACRES DETENTION/ WQ
- 1/2 ACRE LOTS
- 14 ACRES DETENTION/ WQ
- TRAIL/ OPEN SPACE
- PROPERTY LINE
- 3/4 IN/ OUT
- MERIDIAN ROAD
- Access Arrow
- Legend:

Adjacent parcels

- RR5 MEADOWS HOMEOWNERS ASSOC
- RR5 WILLIAMS WARD W
- RR5 GRITTERS EDWARD A
- RR5 NORRIE FAMILY TRUST
- RR5 JANTZEN KEITH
- RR5 RAMEY WILLIAM J JR REVOCABLE TRUST
- RR0.5 MB RICHARDSON TRUST
- RR0.5 WRIGHT AMANDA R
- RR0.5 RAMEY DEWARD JR
- RR0.5 SO HONG J
- RR0.5 MCCARTHY RONALD E
- PUD / LIBERTY GROVE DRIVE / BABCOCK LAND CORP
- THERIOT ROAD

GENERAL NOTES:

1. SURVEY DATA FROM AUGUST 2021.
2. A NOXIOUS WEED MANAGEMENT PLAN WILL BE PROVIDED WITH THE PRELIMINARY PLAN.
3. THE PROPERTY IS SUBJECT TO FINDINGS OF THE PRELIMINARY SOILS INVESTIGATION/ SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY MERIDIAN ROAD AND STAPLETON DRIVE PARCEL NO. 52000—00—016 EL PASO COUNTY, COLORADO BY ENTECH DATED MARCH 11, 2022. CONTACT EL PASO COUNTY LAND USE REVIEW TEAM IF YOU WOULD LIKE TO REVIEW A COPY OF SAID REPORT.
4. SETBACKS AND BUFFERS BETWEEN COMMERCIAL LAND USE AND RESIDENTIAL LAND USE WILL BE ESTABLISHED WITH ZONING AND PRELIMINARY PLAN.
5. NO PORTION OF THE SITE FALLS WITHIN THE FEMA 100-YEAR FLOODPLAIN AS DESIGNATED ON MAP NO. 08041C0553G AND 08041C0551G.

LAND USE TABLE

LAND USE	DENSITY	ACRES	LOTS/UNITS
URBAN RESIDENTIAL	7,000± SF LOTS	99 AC	
PUD PATIO HOMES	11 / 12 DU/AC	4.5 AC	
PUD MULTI FAMILY	11 / 12 DU/AC	8.4 AC	50 PATIO HOME UNITS
SUB TOTAL			
FUTURE LAND USE			
PUD MULTI FAMILY	13 DU/AC	11.6 AC	
	N/A	18 AC	
	N/A	18.5 AC	
	N/A	160 AC	

LOT MIX

Seasonal Shallow Groundwater Area – Constraint

This area is located in the small pond behind the earthen dam in the southeastern portion of the site. Water was not observed at the time of this investigation, however, vegetation and soils observed indicate water is near or at the surface during periods of high moisture. These areas also contain frost heave potential and highly organic soils.

Mitigation: Because the majority of the areas mapped as seasonally wet lie within defined drainages, we do not recommend structures be built within these areas. Lots are of sufficient size that these areas can be avoided as building sites. Should foundations encroach on

LEGAL DESCRIPTION: NE4 SEC 36—12—65
MASTER PLAN: YOUR EL PASO MASTER PLAN
EXISTING LAND USE: UNDEVELOPED
EXISTING ZONING: RR—5 (RURAL RESIDENTIAL)

SITE AREA: 160 ACRES
PROPOSED USE: MIXED RESIDENTIAL/COMMERCIAL
NUMBER OF UNITS: 619
GROSS DENSITY: 3.9 DU/AC
TOTAL AREAS: SEE LAND USE TABLE

UTILITY/SERVICE PROVIDERS:
WATER – PAINT BRUSH HILLS METRO DISTRICT
SANITARY – PAINT BRUSH HILLS METRO DISTRICT
ELECTRIC – MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS – COLORADO SPRINGS UTILITIES
FIRE PROTECTION – FALCON FIRE PROTECTION DISTRICT
SCHOOLS – FALCON DISTRICT #49

DESIGNED BY LD
DRAWN BY LD
CHECKED BY LD
H-SCALE AS NOTED
V-SCALE AS NOTED
JOB NO. 2199.13
DATE ISSUED 11/28/22
SHEET NO. 1 OF 1

N

SCALE: 1"=200'
200' 0 200' 400'

https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/Checklists/SketchPlan.pdf

# V1_Sketch Plan Drawings.pdf Markup Summary 2-22-2023

Arrow (1)

Subject: Arrow
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 12:41:36 PM
Status:
Color: ■
Layer:
Space:

Callout (31)
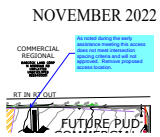
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Page Label: [1] SKETCH PLAN
Author: dsdlaforce
Date: 2/14/2023 5:11:52 PM
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Space:

As noted during the early assistance meeting this access does not meet intersection spacing criteria and will not approved. Remove proposed access location.
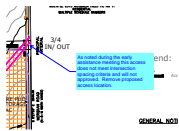
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Page Label: [1] SKETCH PLAN
Author: dsdlaforce
Date: 2/14/2023 8:59:56 AM
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Space:

As noted during the early assistance meeting this access does not meet intersection spacing criteria and will not approved. Remove proposed access location.

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdlaforce
Date: 2/14/2023 9:33:47 AM
Status:
Color: ■
Layer:
Space:

Existing Meridian Road is currently within the property. Provide additional ROW per the Meridian North Corridor Plan. See area highlighted in yellow for additional ROW.

Control Plan study is available at https://publicworks.elpasoco.com/road-bridge-planning/
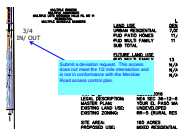
Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdlaforce
Date: 2/14/2023 9:39:16 AM
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Color: ■
Layer:
Space:

Submit a deviation request. This access does not meet the 1/2 mile intersection and is not in conformance with the Meridian Road access control plan.
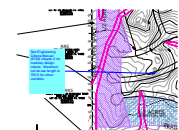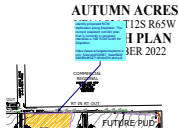

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdlaforce
Date: 2/14/2023 9:13:57 AM
Status:
Color: ■
Layer:
Space:

See Engineering Criteria Manual (ECM) chapter 2 for roadway design criteria. Maximum cul-de-sac length is 750 ft for urban condition.

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: Daniel Torres
Date: 2/14/2023 11:25:08 AM
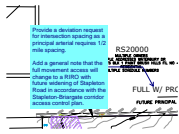**Status:**
Color: ■
Layer:
Space:

Add note that states that the proposed streets and access locations are conceptual and subject to change. Deviation requests must be approved for transportation and access design that is not in conformance with the EPC Engineering Criteria Manual Standards.

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: Daniel Torres
Date: 2/15/2023 1:44:06 PM
Status:
Color: ■
Layer:
Space:

identify proposed ROW dedication along Stapleton. The current stapleton corridor plan that is currently in progress identifies a 168' ROW width for Stapleton.

https://www.briargate-stapleton.com/_files/ugd/f29967_9aecf62f29694fbd85e71364dc5d1abd.pdf

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Subject: Callout
Page Label: [1] SKETCH PLAN
Author: Daniel Torres
Date: 2/21/2023 2:54:37 PM
Status:
Color: ■
Layer:
Space:

Provide a deviation request for intersection spacing as a principal arterial requires 1/2 mile spacing.

Add a general note that the full movement access will change to a RIRO with future widening of Stapleton Road in accordance with the Stapleton-Briargate corridor access control plan.
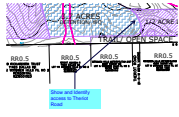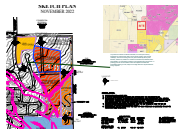

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdlaforce
Date: 2/21/2023 2:58:09 PM
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Color: ■
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Space:

Show and Identify access to Theriot Road
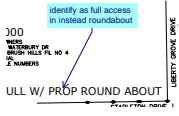
Subject: Callout
Page Label: [1] SKETCH PLAN
Author: Daniel Torres
Date: 2/21/2023 3:35:03 PM
Status:
Color: ■
Layer:
Space:

identify as full access in instead roundabout

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 10:29:22 AM
Status:
Color: ■
Layer:
Space:

only show the collector roads and arterials; w access points at key intersections; a sketch plan does not set roads. Please, remove local roadways; remove the zoning from the plan and identify density and landuse, transitions, buffers etc. Please look at SKP 223, SKP224; SKP 225; SKP201; for examples of what is to be depicted and typical notes. A phasing plan can be eliminated if notes are depicted on SKP that anticipated phasing is XYZ; subject to change without a skp amendment being required
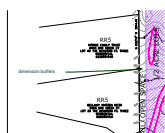
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Author: dsdparsons
Date: 2/22/2023 9:51:17 AM
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Layer:
Space:

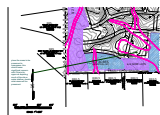Clearly delineate bubbles for density and land use.
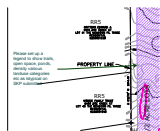
Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 10:18:07 AM
Status:
Color: ■
Layer:
Space:

Please set up a legend to show trails, open space, ponds, density various landuse categories etc as istypical on SKP submitted

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Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 9:52:58 AM
Status:
Color: ■
Layer:
Space:

dimension buffers

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 9:54:19 AM
Status:
Color: ■
Layer:
Space:

place the areas to be preserved in openspace- this would cause significnat concern with Criteria for approval depicting much of the site w water shallow- decide what areas will be preserved.
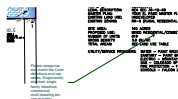
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Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 10:07:51 AM
Status:
Color: ■
Layer:
Space:

Please categorize and match the Code definitions and use tables; Single-family attached, single family detached, commercial; multi-dweeling etc- see checklist

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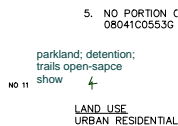
Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 9:57:37 AM
Status:
Color: ■
Layer:
Space:

parkland; detention; trails open-sapce show

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 9:57:56 AM
Status:
Color: ■
Layer:
Space:

delete it is applicable always

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 10:25:03 AM
Status:
Color: ■
Layer:
Space:

remove future or proposed- this is a sketch plan which is setting the future, key access points, density and land use categories

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Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 10:21:47 AM
Status:
Color: ■
Layer:
Space:

Depict there trail connectivity throughout the site (use notes to state internal sidewalks will connect the trails shown) please

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Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 10:22:00 AM
Status:
Color: ■
Layer:
Space:

depict the pocket parks?

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 10:02:05 AM
Status:
Color: ■
Layer:
Space:

this area should be depicted as opensace as its not suiatble for structyres

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Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 10:09:39 AM
Status:
Color: ■
Layer:
Space:

the zoning map changes quarterly; label the zoning, aj lot lines roads and adj property info per the checklist please.

Subject: Callout
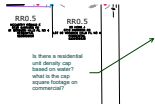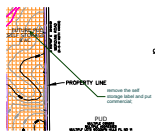**Page Label:** [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 10:10:25 AM
Status:
Color: ■
Layer:
Space:

depict roadway line work for Meridian and Stapleton. identify any dedication that will occur based on TIS
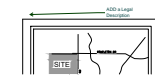

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 10:21:05 AM
Status:
Color: ■
Layer:
Space:

Is there a residential unit density cap based on water?   what is the cap square footage on commercial?

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 10:24:46 AM
Status:
Color: ■
Layer:
Space:

remove the self storage label and put commercial;

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 12:31:12 PM
Status:
Color: ■
Layer:
Space:

ADD a Legal Description

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 12:32:21 PM
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Color: ■
Layer:
Space:

The SKP will likey require more than 1page to depict the necessary items clearly
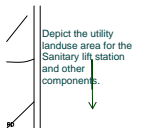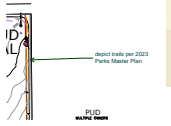

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 12:36:53 PM
Status:
Color: ■
Layer:
Space:

Depict the utility landuse area for the Sanitary lift station and other components.

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 12:41:33 PM
Status:
Color: ■
Layer:
Space:

landscape setback required along major arterials outside of dedicated row- depict as buffer /landscape setback

Subject: Callout
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 12:57:36 PM
Status:
Color: ■
Layer:
Space:

depict trails per 2023 Parks Master Plan

Image (3)

Subject: Image
Page Label: [1] SKETCH PLAN
Author: dsdlaforce
Date: 2/14/2023 5:12:37 PM
Status:
Color: ■
Layer:
Space:
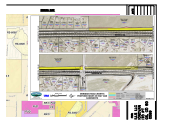
Subject: Image
Page Label: [1] SKETCH PLAN
Author: dsdlaforce
Date: 2/14/2023 9:33:27 AM
Status:
Color: ■
Layer:
Space:

Subject: Image
Page Label: [1] SKETCH PLAN
Author: dsdparsons
Date: 2/22/2023 10:01:43 AM
Status:
Color: ■
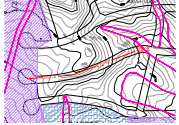**Layer:**
Space:

Length Measurement (1)

Subject: Length Measurement
Page Label: [1] SKETCH PLAN
Author: dsdlaforce
Date: 2/14/2023 8:25:17 AM
Status:
Color: ■
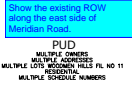**Layer:**
Space:

2,091'-11"

Polylength Measurement (1)

Subject: Polylength Measurement
Page Label: [1] SKETCH PLAN
Author: dsdlaforce
Date: 2/14/2023 9:08:55 AM
Status:
Color: ■
Layer:
Space:

906'-3"

Text Box (3)

Subject: Text Box
Page Label: [1] SKETCH PLAN
Author: dsdlaforce
Date: 2/14/2023 8:56:20 AM
Status:
Color: ■
Layer:
Space:

Show the existing ROW along the east side of
Meridian Road.

Subject: Text Box
Page Label: [1] SKETCH PLAN
Author: dsdlaforce
Date: 2/22/2023 1:12:50 PM
Status:
Color: ■
Layer:
Space:

The TIS noted 9,760 average daily trips (ADT) are
generated by the development. This exceeds the
design ADT for urban local roads. An internal
collector spine road is likely required from the
access on Stapleton to the access on Meridian
Road and shall be shown and labeled on the
plans.

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