

LEGAL DESCRIPTION:

PARCEL A: please verify all items on checklist are included in on SKP

ROLLING MEADOWS/ BULL HILL SKETCH PLAN AMENDMENT

LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12, & 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

FLOODPLAIN:

THERE IS A MAJOR HYDROLOGIC FEATURE WITHIN THE PROJECT SITE BOUNDARY. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP...

SHEET INDEX:

Table with 2 columns: SHEET # OF 3, TITLE SHEET / SKETCH PLAN

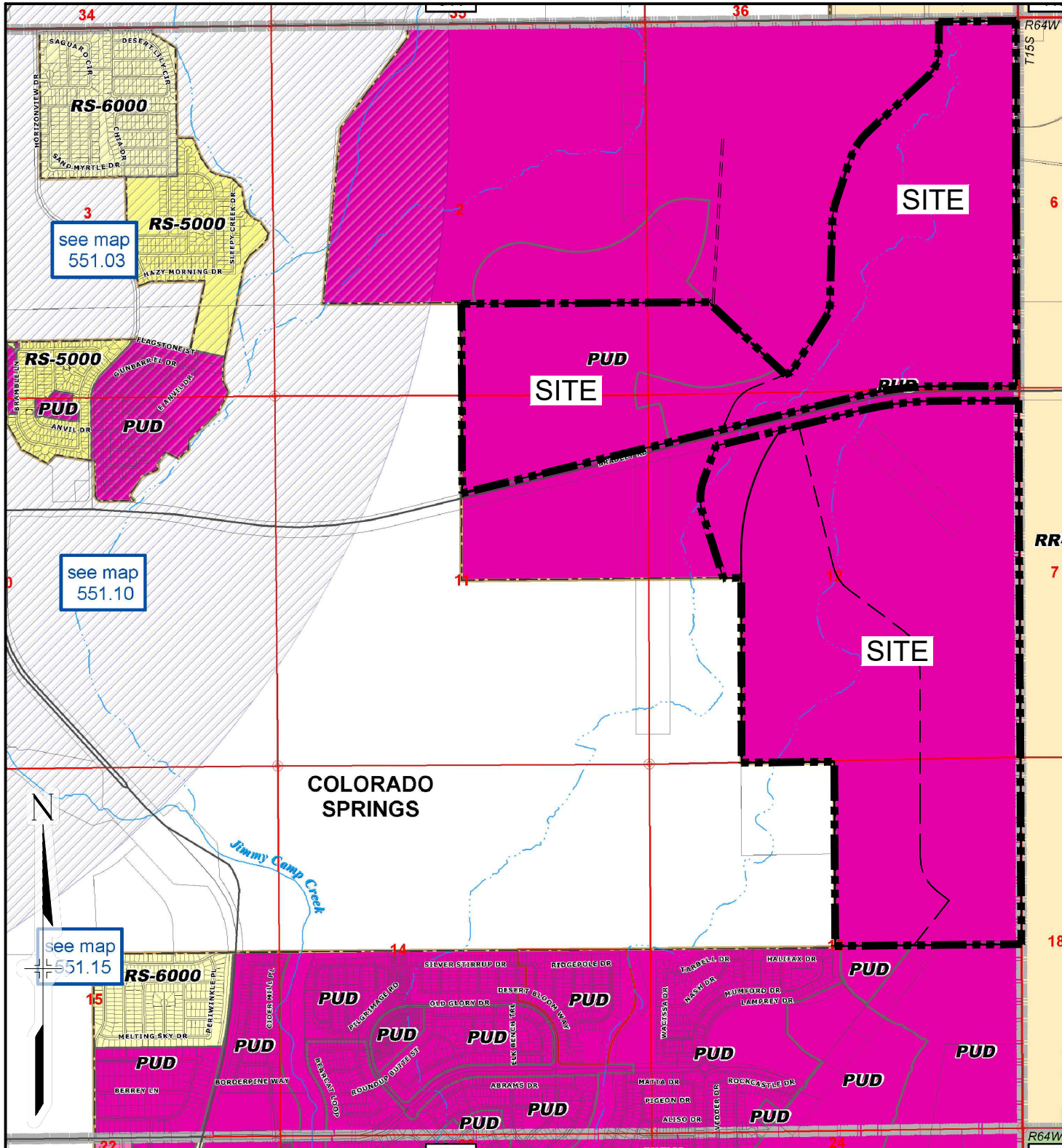
PROPOSED LAND USE CHART:

Table with 5 columns: LAND USE, GROSS ACRES, APPROX. UNITS (MAX.), DENSITY (DU/AC), % OF TOTAL AREA

SITE DATA:

Table with 2 columns: EXISTING ZONING, PROPOSED ZONING, SITE ACREAGE, MAXIMUM NUMBER OF UNITS, DENSITY RANGES

ZONING MAP:



THENCE S89°17'26"W A DISTANCE OF 256.96 FEET. THENCE N17°44'19"W A DISTANCE OF 965.15 FEET TO A POINT OF CURVE...

GENERAL NOTES: ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FUTURE LAND DEVELOPMENT APPLICATIONS...

OPEN SPACE NOTES: THE OPEN SPACE AREA WILL BE CALCULATED BASED ON THE RESIDENTIAL PUD. DETENTION BASINS AND POWERLINE MAY NOT BE USABLE - THIS COULD BE QUESTIONED BY PLANNING COMMISSION...

TRAFFIC AND ROADWAYS:

- BRADLEY ROAD TO BE DESIGNED TO EL PASO COUNTY ENGINEERING CRITERIA MANUAL STANDARDS. BRADLEY ROAD TO BE OWNED AND MAINTAINED BY EL PASO COUNTY...

SOILS:

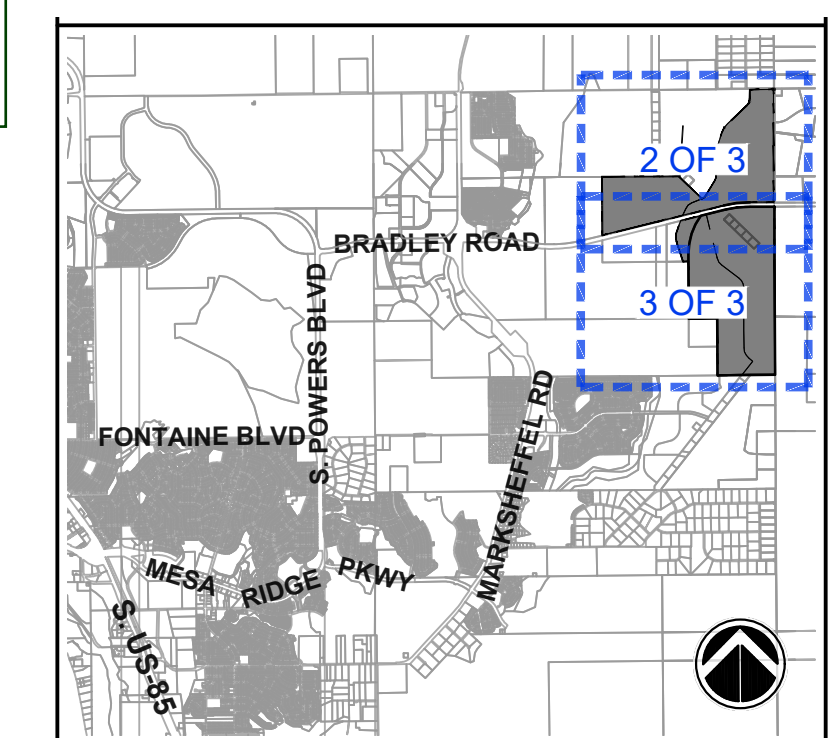
THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A "SOILS AND GEOLOGY STUDY". ROLLING MEADOWS BRADLEY ROAD, EL PASO COUNTY, COLORADO (RMG- ROCKY MOUNTAIN GROUP, AUGUST 5, 2022) IS INCLUDED WITH THE SUBMITTAL PACKAGE...

CONSULTANTS: PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER: Matrix 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920

SAMPLE Density Break Down SITE DATA EXISTING LAND USE: AGRICULTURAL EXISTING ZONING: RR-2.5

RESIDENTIAL: LOW DENSITY 587.1 AC 134.1 AC MEDIUM DENSITY 272.5 AC 65.6 AC HIGH DENSITY 114.9 AC

SHEET INDEX SHEET 1 OF 4: COVER SHEET SHEET 2 OF 4: SKETCH PLAN SHEET 3 OF 4: ADJACENT PROPERTY OWNERS MAP SHEET 4 OF 4: PHYSICAL FEATURES MAP



PROJECT: ROLLING MEADOWS/ BULL HILL SKETCH PLAN AMENDMENT EL PASO COUNTY, COLORADO SEPTEMBER 2023

TITLE SHEET SKP01 SHEET 01 OF 03

4 Layout The location of property lines including location and boundaries of the development area. Approximate layout, dimensions, and area of each proposed use area labeled with the proposed use and density...

5 Hazards and Constraints Approximate location of all areas of floodplain, inundation, or storm water overflow and the location, widths, and direction of flow of all water courses.

6 Internal Land Uses Relative percentages and acreages of proposed land uses at completion. To be divided into the following categories: Residential (single family; low density, medium density, high density)...

8 Natural and Other Features The approximate location of natural hazard areas including areas of wildfire hazard as depicted on the Vegetation Map (Wildfire Hazard Map).

9 Streets, Roads, and Easements Transportation system, to include approximate location, length, and point of intersection of all major streets (collector level roadways and above) including functional classification, trail corridors and trailheads, and other transportation links.

Summary Information Land use data table that shows acreage and density of each land use type, right-of-way, and open space areas and percentage of the total acreage.

EXCLUDING THE NORTHERLY 30 FEET AND THE EASTERLY 30 FEET OF SECTION 1 FOR PUBLIC RIGHT-OF-WAY FOR DRENNAN ROAD AND MERIDIAN ROAD. PARCEL A CONTAINS A CALCULATED NET AREA OF 21,741,190 S.F. (499.109 ACRES MORE OR LESS).

as measured is different?

THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (AM S00°16'45"E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2455.51 FEET (2455.53' AM) TO THE EAST ONE-QUARTER CORNER OF SECTION 12.

THENCE SOUTH 00 DEGREES 18 MINUTES 37 SECONDS EAST (AM S00°18'32"E) AND ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2635.48 FEET (2635.48' AM) TO THE SOUTHEAST CORNER OF SECTION 12.

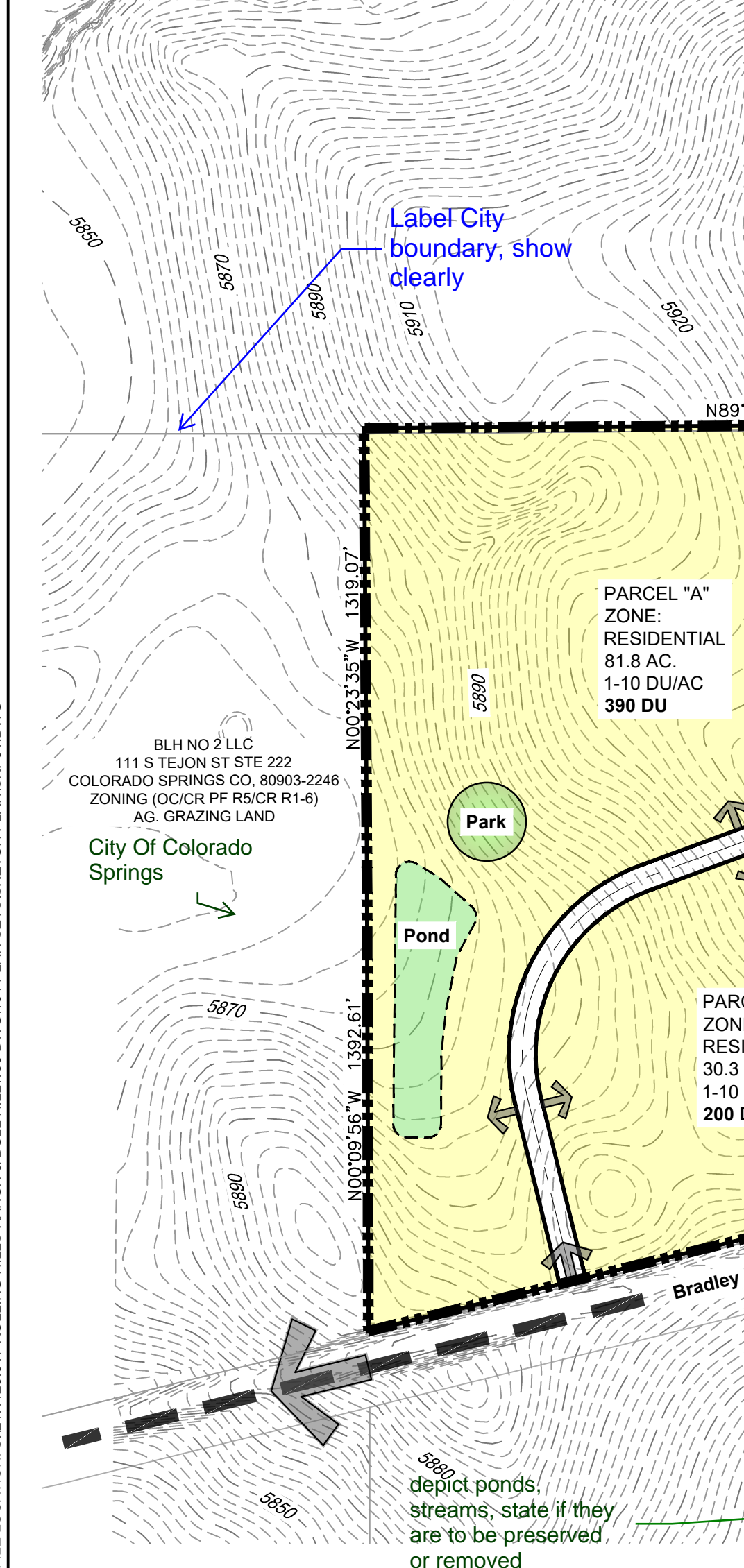
THENCE SOUTH 00 DEGREES 19 MINUTES 49 SECONDS EAST (AM S00°19'49"E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13 A DISTANCE OF 2687.06 FEET (2687.06' AM) TO THE EAST ONE-QUARTER CORNER OF SECTION 13 AND THE NORTHEAST CORNER OF THE RIDGE AT LORSON RANCH FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 223715152 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS WEST (AM S89°25'09"W) AND ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF SECTION 12 A DISTANCE OF 1323.33 FEET (1323.33' AM) TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12.

delete

LAND USE CATEGORY	ACREAGE	ACREAGE %	MAX DU/AC	MAX UNITS
SCHOOL	53.9 ac.	1.4%	N/A	N/A
CHURCH	6.1 ac.	0.8%	N/A	N/A
LOW DENSITY	134.1 ac.	17.5%	2	268
MEDIUM DENSITY	272.5 ac.	35.5%	4	1090
MED. - HIGH DENSITY	65.6 ac.	8.5%	8	324
HIGH DENSITY	114.9 ac.	15.0%	12	1378
COMMERCIAL	16.4 ac.	2.1%	N/A	N/A
OPEN SPACE	127.1 ac.	16.5%	N/A	N/A
REX RD/COLLECTOR	20.6 ac.	2.7%	N/A	N/A
Total	766.2 ac.	100%	100%	3260

PARCEL	LAND USE	GROSS ACRES	APPROX. UNITS (MAX.)	DENSITY (DU/AC)	% OF TOTAL AREA
A	RESIDENTIAL	81.8	390	1-10	7.2%
B	RESIDENTIAL	30.3	200	1-10	2.7%
C	RESIDENTIAL	47.3	315	1-10	4.2%
D	RESIDENTIAL	20.8	155	1-10	1.8%
E	RESIDENTIAL	20.7	170	1-10	1.8%
F	RESIDENTIAL	9.7	70	1-10	0.9%
G	RESIDENTIAL	20.0	400	12-24	1.8%
H	RESIDENTIAL	65.7	310	1-10	5.8%
I	RESIDENTIAL	29.3	145	1-10	2.6%
J	RESIDENTIAL	9.8	75	1-10	0.9%
K	RESIDENTIAL	14.7	350	12-24	1.3%
L	RESIDENTIAL	62.6	400	1-10	5.5%
M	RESIDENTIAL	66.5	395	1-10	5.8%
N	RESIDENTIAL	216.5	1170	1-10	19.0%
O	RESIDENTIAL	52.8	415	1-10	4.6%
P	RESIDENTIAL	60.3	410	1-10	5.3%
Q	RESIDENTIAL	7.3	35	-	0.6%
R	RESIDENTIAL	7.1	35	-	0.6%
S	SCHOOL SITE	12.2	-	-	1.1%
T	SCHOOL SITE	12.3	-	-	1.1%
U	SCHOOL SITE	12.3	-	-	1.1%
V	SCHOOL SITE	25.0	-	-	2.2%
W	SUBSTATION	5.0	-	-	0.4%
	DEDICATED ROW	35.8	-	-	3.1%
	EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
	WATER TANK	1.0	-	-	0.1%
	CHANNEL/ FLOODPLAIN	133.6	-	-	11.8%
TOTAL		1136.9	5440		100.0%



ROLLING MEADOWS/ BULL HILL SKETCH PLAN AMENDMENT

LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12 & 13, T6S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

This reads as if its 2 plans..It is one

Delete- there is not valid sketch plan

Depict trails, buffers, detention (distinguish the various "open" lands.) Calculations will be made based on density. Depict the amenities for the multi-phase development.

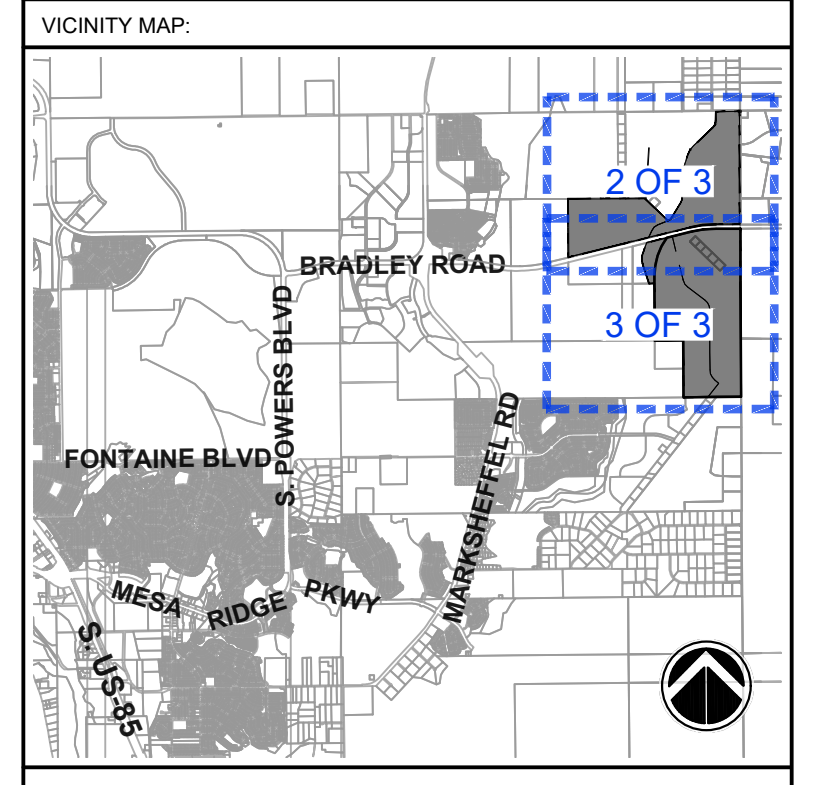
LEGEND:

- PROPOSED CHANNEL & FLOOD PLAIN IMPROVEMENT LIMITS
- OPEN SPACE
- PARK
- CONCEPTUAL ACCESS POINT
- PROPERTY LINE
- LAND USE BOUNDARY
- EXISTING FLOODPLAIN

CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

OWNER/DEVELOPER:
The Landhuis Company
 212 N Wahsatch Dr., Suite 301
 Colorado Springs, CO 80903
 (719) 655-3200

APPROVAL:



PROJECT:
ROLLING MEADOWS/ BULL HILL SKETCH PLAN AMENDMENT
 EL PASO COUNTY, COLORADO
 SEPTEMBER 2023

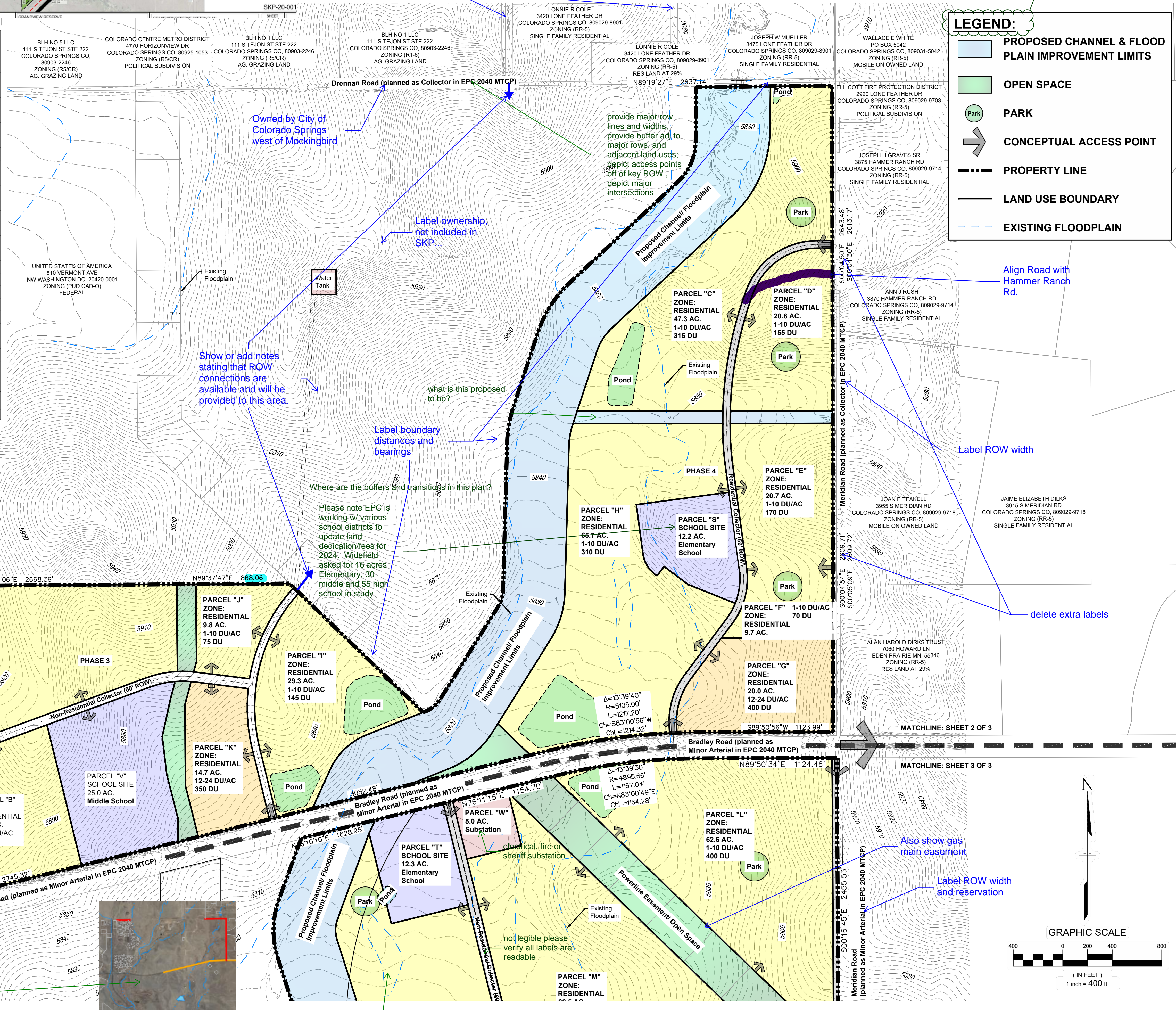
REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	09/12/2023	INITIAL SUBMITTAL	RAF

DRAWING INFORMATION:
 PROJECT NO: 21.1129.017
 DRAWN BY: RAF
 CHECKED BY: JRA
 APPROVED BY: JRA

SHEET TITLE:
SKETCH PLAN
SKP02
SHEET 02 OF 03

PCD FILE NO.:



Label City boundary, show clearly

Show or add notes stating that ROW connections are available and will be provided to this area.

Owned by City of Colorado Springs west of Mockingbird

Label ownership, not included in SKP...

Label boundary distances and bearings

Where are the buffers and transitions in this plan?
 Please note EPC is working w various school districts to update land dedication/fees for 2024. Widefield asked for 16 acres Elementary, 30 middle and 55 high school in study.

provide major row lines and widths, provide buffer ad to major rows, and adjacent land uses, depict access points off of key ROW, depict major intersections

what is this proposed to be?

Label ROW width

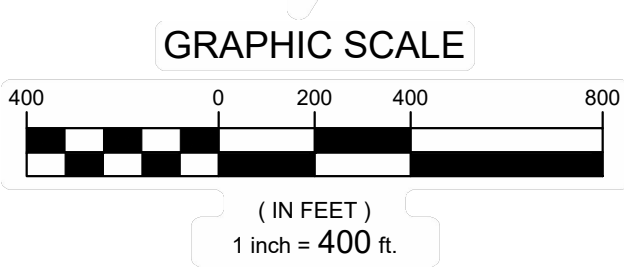
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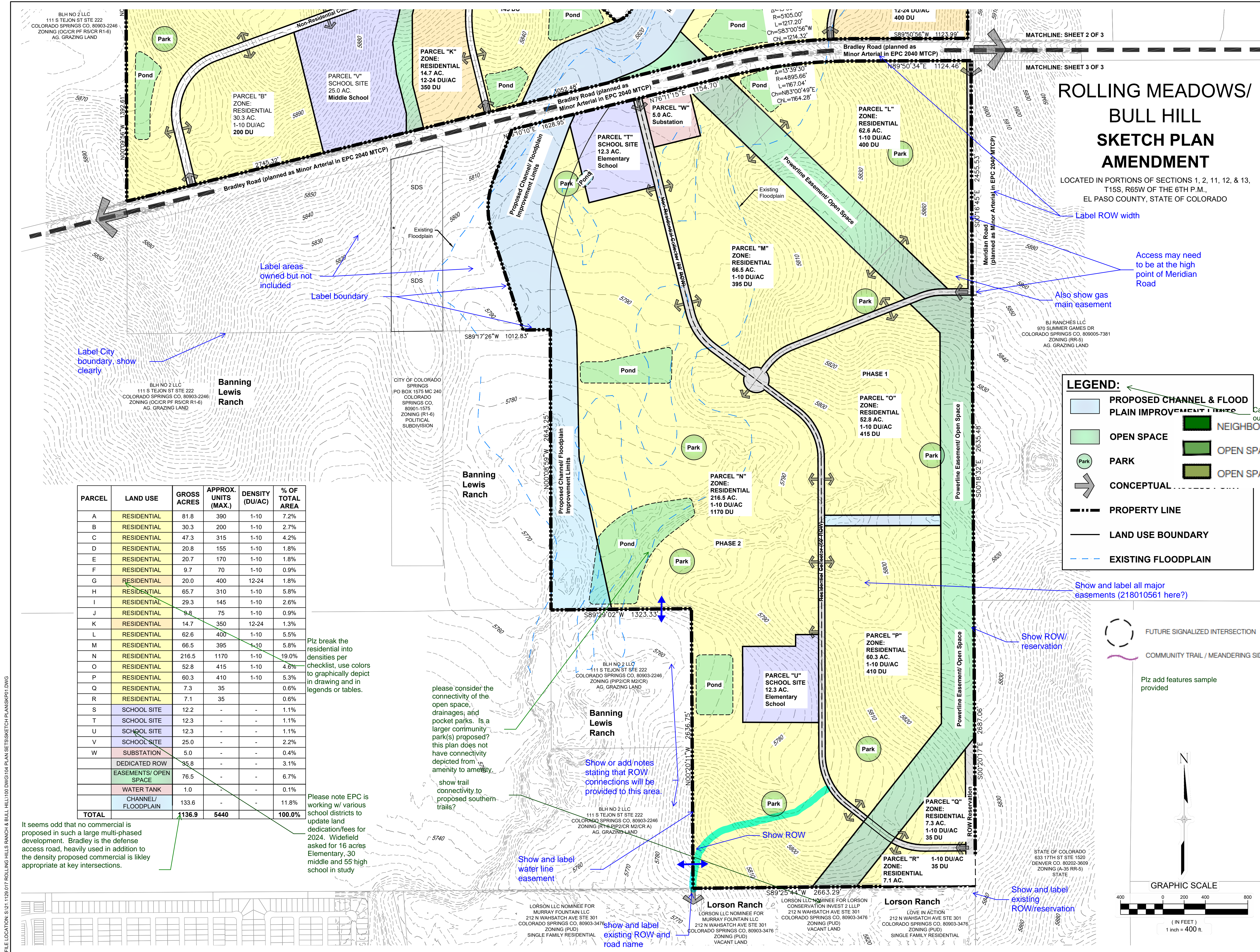
Also show gas main easement

Label ROW width and reservation

depict ponds, streams, state if they are to be preserved, or removed

this is flood plain according to legend- is that correct?





ROLLING MEADOWS/ BULL HILL SKETCH PLAN AMENDMENT

LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12, & 13,
T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

Label ROW width
Access may need to be at the high point of Meridian Road
Also show gas main easement

LEGEND:

- PROPOSED CHANNEL & FLOOD PLAIN IMPROVEMENT LIMITS
- OPEN SPACE
- PARK
- CONCEPTUAL
- PROPERTY LINE
- LAND USE BOUNDARY
- EXISTING FLOODPLAIN
- NEIGHBORHOOD PARK
- OPEN SPACE / GREENWAY / BUFFER
- OPEN SPACE / DETENTION

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TOTAL		1136.9	5440		100.0%

Plz break the residential into densities per checklist, use colors to graphically depict in drawing and in legends or tables.

Please note EPC is working w/ various school districts to update land dedication/fees for 2024. Widefield asked for 16 acres Elementary, 30 middle and 55 high school in study

please consider the connectivity of the open space, drainages, and pocket parks. Is a larger community park(s) proposed? this plan does not have connectivity depicted from amenity to amenity.

show trail connectivity to proposed southern trails?

Show or add notes stating that ROW connections will be provided to this area.

Show and label water line easement

show and label existing ROW and road name

Show and label all major easements (218010561 here?)

Show ROW/reservation

Show and label existing ROW/reservation

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
The Landhuis Company
212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

PROJECT:
ROLLING MEADOWS/ BULL HILL
H PLAN AMENDMENT
EL PASO COUNTY, COLORADO
MBER 2023

PROJECT HISTORY:

NO.	DATE	DESCRIPTION	BY
0	09/12/2023	INITIAL SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.017
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

SKETCH PLAN

SKP03

SHEET 03 OF 03

PCD FILE NO.:

FUTURE SIGNALIZED INTERSECTION or round about

COMMUNITY TRAIL / MEANDERING SIDEWALK

Plz add features sample provided

GRAPHIC SCALE
(IN FEET)
1 inch = 400 ft.

FILE LOCATION: S:\21.1129.017 ROLLING MEADOWS/ BULL HILL\100 DWG\104 PLAN SET\SKETCH PLAN\SKP03.DWG

V_1 Sketch Plan planning only (eng not done).pdf Markup Summary

dsdparsons (48)

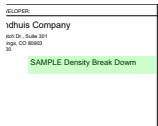


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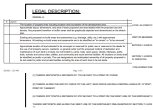
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SAMPLE Density Break Down

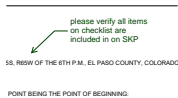


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the market seems to be strong demand for attached single-family

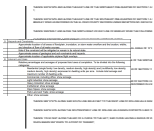


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please verify all items on checklist are included in on SKP



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please look at Park land dedications in Chapter 8;
 there are basic requirements based on units that
 need to be met in addition to fees paid or regional
 prk dedications. A pud is not required so dont
 base the calcs on PUD standards. we will do PUD
 calcs with each PUD if submitted; we no longer
 have a concept PUD



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detention basins and powerline may not be usable-
 this could be questioned by Planning Commission



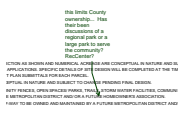
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thats not standrd ...remove note



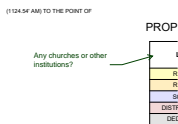
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buffers / transitions are required to be depicted on SKP



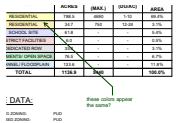
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this limits County ownership... Has their been discussions of a regional park or a large park to serve the community? RecCenter?



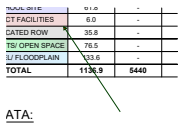
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Any churches or other institutions?



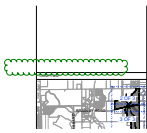
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these colors appear the same?



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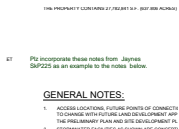
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Plz incorporate these notes from Jaynes SkP225 as an example to the notes below.

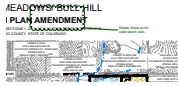


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sample land use summary use break down



Subject: Planner
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Delete- there is not valid sketch plan



Subject: Planner
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This reads as if its 2 plans..It is one



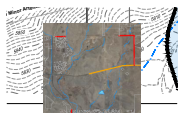
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Depict trails, buffers, detention (distinguish the various "open lands." Calculations will be made based on density. Depict the amenities for the multi-phase development.



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Page Label: 2
Author: dsdparsons
Date: 10/10/2023 7:32:41 AM
Status:
Color: ■
Layer:
Space:

provide major row lines and widths, provide buffer adj to major rows, and adjacent land uses; depict access points off of key ROW , depict major intersections



Subject: Image
Page Label: 2
Author: dsdparsons
Date: 10/10/2023 7:37:08 AM
Status:
Color: ■
Layer:
Space:



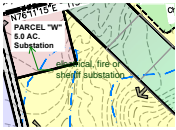
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 10/10/2023 7:34:40 AM
Status:
Color: ■
Layer:
Space:

depict ponds, streams, state if they are to be preserved or removed



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 10/10/2023 7:37:01 AM
Status:
Color: ■
Layer:
Space:

this is flood plain according to legend- is that correct?



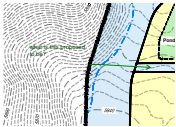
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 10/10/2023 7:36:15 AM
Status:
Color: ■
Layer:
Space:

electrical, fire or sheriff substation



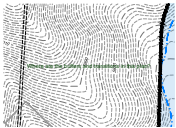
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 10/10/2023 7:36:47 AM
Status:
Color: ■
Layer:
Space:

not legible please verify all labels are readable



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 10/10/2023 7:46:43 AM
Status:
Color: ■
Layer:
Space:

what is this proposed to be?



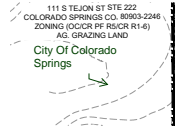
Subject: Text Box
Page Label: 2
Author: dsdparsons
Date: 10/10/2023 7:46:58 AM
Status:
Color: ■
Layer:
Space:

Where are the buffers and transitions in this plan?



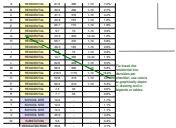
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 10/10/2023 7:52:55 AM
Status:
Color: ■
Layer:
Space:

Please note EPC is working w/ various school districts to update land dedication/fees for 2024. Widefield asked for 16 acres Elementary, 30 middle and 55 high school in study



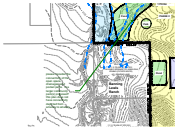
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 10/11/2023 7:47:44 AM
Status:
Color: ■
Layer:
Space:

City Of Colorado Springs



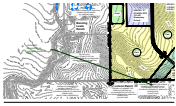
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/10/2023 7:40:02 AM
Status:
Color: ■
Layer:
Space:

Plz break the residential into densities per checklist, use colors to graphically depict in drawing and in legends or tables.



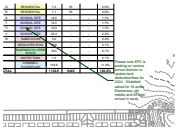
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/10/2023 7:43:39 AM
Status:
Color: ■
Layer:
Space:

please consider the connectivity of the open space, drainages, and pocket parks. Is a larger community park(s) proposed? this plan does not have connectivity depicted from amenity to amenity.



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/10/2023 7:44:23 AM
Status:
Color: ■
Layer:
Space:

show trail connectivity to proposed southern trails?



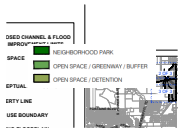
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/10/2023 7:53:46 AM
Status:
Color: ■
Layer:
Space:

Please note EPC is working w/ various school districts to update land dedication/fees for 2024. Widefield asked for 16 acres Elementary, 30 middle and 55 high school in study

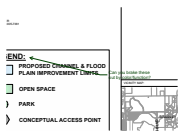
REVISION	DATE	BY	DESCRIPTION
1	10/10/2023	dsd	ISSUED FOR PERMIT
2	10/10/2023	dsd	ISSUED FOR PERMIT
3	10/10/2023	dsd	ISSUED FOR PERMIT
4	10/10/2023	dsd	ISSUED FOR PERMIT
5	10/10/2023	dsd	ISSUED FOR PERMIT
6	10/10/2023	dsd	ISSUED FOR PERMIT
7	10/10/2023	dsd	ISSUED FOR PERMIT
8	10/10/2023	dsd	ISSUED FOR PERMIT
9	10/10/2023	dsd	ISSUED FOR PERMIT
10	10/10/2023	dsd	ISSUED FOR PERMIT

Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/10/2023 8:04:06 AM
Status:
Color: ■
Layer:
Space:

It seems odd that no commercial is proposed in such a large multi-phased development. Bradley is the defense access road, heavily used in addition to the density proposed commercial is likely appropriate at key intersections.

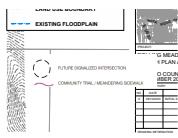


Subject: Image
Page Label: 3
Author: dsdparsons
Date: 10/11/2023 9:49:26 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/11/2023 9:49:56 AM
Status:
Color: ■
Layer:
Space:

Can you brake these out by color/function?



Subject: Image
Page Label: 3
Author: dsdparsons
Date: 10/11/2023 9:51:11 AM
Status:
Color: ■
Layer:
Space:

Plz add features sample provided

Subject: Text Box
Page Label: 3
Author: dsdparsons
Date: 10/11/2023 9:51:58 AM
Status:
Color: ■
Layer:
Space:

Plz add features sample provided

NO.	DATE	DESCRIPTION
1	10/11/2023	ISSUED FOR PERMIT
2	10/11/2023	ISSUED FOR PERMIT
3	10/11/2023	ISSUED FOR PERMIT
4	10/11/2023	ISSUED FOR PERMIT
5	10/11/2023	ISSUED FOR PERMIT
6	10/11/2023	ISSUED FOR PERMIT
7	10/11/2023	ISSUED FOR PERMIT
8	10/11/2023	ISSUED FOR PERMIT
9	10/11/2023	ISSUED FOR PERMIT
10	10/11/2023	ISSUED FOR PERMIT

Subject: Text Box
Page Label: 3
Author: dsdparsons
Date: 10/11/2023 9:52:49 AM
Status:
Color: ■
Layer:
Space:

or round about

Jeff Rice - EPC Engineering Review (42)

TO THE LEFT, SAID CURVE
797.66 FEET TO A POINT I

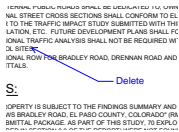
Subject: Callout
Page Label: 1
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:36:42 AM
Status:
Color: ■
Layer:
Space:

.80?



Subject:
Page Label: 1
Author: Jeff Rice - EPC Engineering Review
Date: 10/9/2023 5:53:49 PM
Status:
Color: ■
Layer:
Space:

ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED FOR THE SCHOOL SITES.



Subject: Callout
Page Label: 1
Author: Jeff Rice - EPC Engineering Review
Date: 10/9/2023 5:54:10 PM
Status:
Color: ■
Layer:
Space:

Delete

WOULD BE PRC
BY STAFF TO
CEED THE TOT,

Subject:
Page Label: 1
Author: Jeff Rice - EPC Engineering Review
Date: 10/9/2023 6:01:13 PM
Status:
Color: ■
Layer:
Space:

STAFF



Subject: Callout
Page Label: 1
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:12:07 AM
Status:
Color: ■
Layer:
Space:


as measured is different?

TERLY AND ALON
N76°10'55"E ALON
E ALONG THE ARC
ET AND A LENC


Subject:
Page Label: 1
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:18:02 AM
Status:
Color: ■
Layer:
Space:

°10'55"E A


-WAY LINE OF BRAC
LINE 2110.25 FEET T
GHT HAVING A DEL
7.00' AM) TO THE PC

Subject: 2110.25 FE
Page Label: 1
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:18:14 AM
Status:
Color: 
Layer:
Space:

1. NORTH IN/D
2. THENCE AL
OF 4895.00 FEET,
3. NORTH 89 D
BEGINNING


Subject: 4895.00 FE
Page Label: 1
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:18:48 AM
Status:
Color: 
Layer:
Space:

OF-WAY LINE 2110.25 F
TO THE RIGHT HAVING
EET (1167.09' AM) TO T
ONDS EAST (AM N89°


Subject: (1167.09' AM)
Page Label: 1
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:18:59 AM
Status:
Color: 
Layer:
Space:

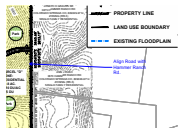
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PROPERTY LINE
LAND USE BOUNDARY
EXISTING FLOODPLAIN

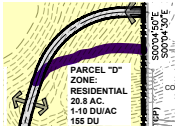
Subject: Callout
Page Label: 1
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:19:43 AM
Status:
Color: 
Layer:
Space: Doesn't match plan labels

NE 880.43 FEET TO

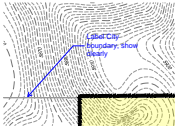
Subject: 80.43 FEET
Page Label: 1
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:39:10 AM
Status:
Color: 
Layer:
Space:



Subject: Callout
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 10/9/2023 6:03:23 PM
Status:
Color: 
Layer:
Space: Align Road with Hammer Ranch Rd.

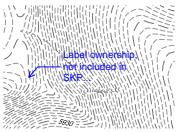


Subject: Highlight
 Page Label: 2
 Author: Jeff Rice - EPC Engineering Review
 Date: 10/9/2023 6:03:18 PM
 Status:
 Color: ■
 Layer:
 Space:



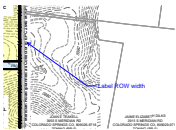
Subject: Callout
 Page Label: 2
 Author: Jeff Rice - EPC Engineering Review
 Date: 10/9/2023 6:16:19 PM
 Status:
 Color: ■
 Layer:
 Space:

Label City boundary, show clearly



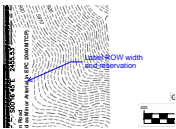
Subject: Callout
 Page Label: 2
 Author: Jeff Rice - EPC Engineering Review
 Date: 10/11/2023 9:05:26 AM
 Status:
 Color: ■
 Layer:
 Space:

Label ownership, not included in SKP...



Subject: Callout
 Page Label: 2
 Author: Jeff Rice - EPC Engineering Review
 Date: 10/10/2023 8:07:39 AM
 Status:
 Color: ■
 Layer:
 Space:

Label ROW width



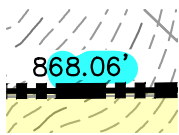
Subject: Callout
 Page Label: 2
 Author: Jeff Rice - EPC Engineering Review
 Date: 10/10/2023 10:47:40 AM
 Status:
 Color: ■
 Layer:
 Space:

Label ROW width and reservation



Subject: Callout
 Page Label: 2
 Author: Jeff Rice - EPC Engineering Review
 Date: 10/11/2023 9:04:23 AM
 Status:
 Color: ■
 Layer:
 Space:

Show or add notes stating that ROW connections are available and will be provided to this area.

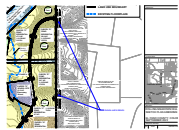


Subject:
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:39:37 AM
Status:
Color: ■
Layer:
Space:



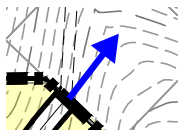
Subject: Callout
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:42:03 AM
Status:
Color: ■
Layer:
Space:

Label boundary distances and bearings

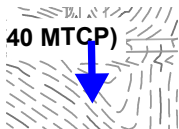


Subject: Callout
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:42:34 AM
Status:
Color: ■
Layer:
Space:

delete extra labels



Subject: Arrow
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:43:35 AM
Status:
Color: ■
Layer:
Space:

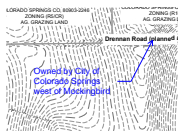


Subject: Arrow
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:43:52 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:46:11 AM
Status:
Color: ■
Layer:
Space:

Label roads



Subject: Callout
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 9:05:16 AM
Status:
Color: ■
Layer:
Space:

Owned by City of Colorado Springs west of Mockingbird



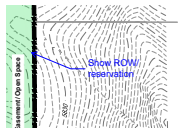
Subject: Callout
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 10:17:59 AM
Status:
Color: ■
Layer:
Space:

Also show gas main easement



Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/9/2023 6:07:47 PM
Status:
Color: ■
Layer:
Space:

Access may need to be at the high point of Meridian Road



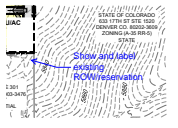
Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/10/2023 10:46:40 AM
Status:
Color: ■
Layer:
Space:

Show ROW/ reservation



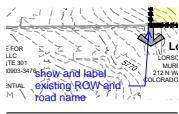
Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/9/2023 6:10:23 PM
Status:
Color: ■
Layer:
Space:

Label ROW width



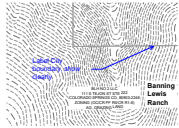
Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/9/2023 6:11:05 PM
Status:
Color: ■
Layer:
Space:

Show and label existing ROW/reservation



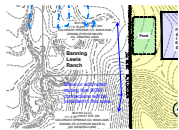
Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/9/2023 6:12:16 PM
Status:
Color: ■
Layer:
Space:

show and label existing ROW and road name



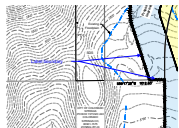
Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/9/2023 6:15:03 PM
Status:
Color: ■
Layer:
Space:

Label City boundary, show clearly



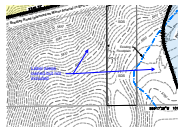
Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/10/2023 8:41:25 PM
Status:
Color: ■
Layer:
Space:

Show or add notes stating that ROW connections will be provided to this area.



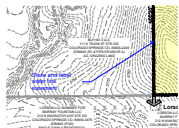
Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:14:32 AM
Status:
Color: ■
Layer:
Space:

Label boundary



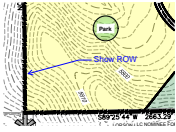
Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 8:43:03 AM
Status:
Color: ■
Layer:
Space:

Label areas owned but not included



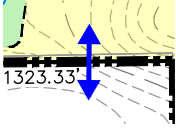
Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 9:20:03 AM
Status:
Color: ■
Layer:
Space:

Show and label water line easement

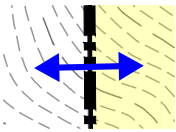


Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 9:18:53 AM
Status:
Color: ■
Layer:
Space:

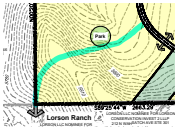
Show ROW



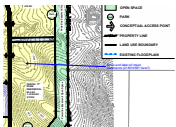
Subject: Arrow
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 9:19:31 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 9:19:50 AM
Status:
Color: ■
Layer:
Space:

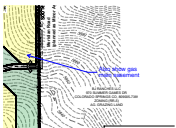


Subject:
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 9:20:19 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 10:29:20 AM
Status:
Color: ■
Layer:
Space:

Show and label all major easements (218010561 here?)



Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/11/2023 10:18:23 AM
Status:
Color: ■
Layer:
Space:

Also show gas main easement