FEATHERGRASS URBAN DUPLEXES

EL PASO COUNTY, COLORADO

PUD DEVELOPMENT/PRELIMINARY PLAN

Is this really the name of the community? Section, township, range, title all sheets.

GENERAL PROVISIONS:

A. Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

B. Applicability. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.

C. Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Feathergrass Urban Duplexes is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

D. Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of Feathergrass Urban Duplexes, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.

E. Enforcement. To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

F. Conflict. Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

G. Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

H. Project Tracking. At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.

I. Overall Project Standards. The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

remove or add more lot typicals to accommodate the detached single -family lots. Clearly identify the easements for each lot typical.

DEVELOPMENT GUIDELINES:

A. Project Description: Feathergrass Urban Duplexes is a planned residential community on 10.84 acres of land located on the southeast and southwest corners of Constitution Avenue and Hannah Ridge Drive. The project is planned as a single family attached community with a main road running east-west through the site. The product will have alley loaded garages and front entries that are oriented to shared greenways.

B. Principal Uses: Principal uses within the Feathergrass Urban Duplexes subdivision include single family detached, single family attached dwelling units, 2 family dwelling, manufactured home, open space, and trails. The use of any property within the subdivision as a Child Care Center, Family Care Home or Group Home shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended. Marijuana Clubs and Marijuana Grow Facilities are not permitted within this subdivision.

MANY uses are allowed under this- please review new Code for residential home occs - are you sure you want this it contradicts below:

C. Temporary Uses: Temporary uses are limited to model home/subdivision sales office, construction equipment storage and field office, yard sales, and seasonal produce sales, and are subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended.

your allowing produce stands and sales really- are you sure? Not garage sales

D. Accessory Uses: Accessory uses shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended. Accessory uses within this subdivision are limited to the following:

Personal use greenhouse
Solar energy system
Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping)
Residential home occupation

your going to allow a greenhouse greater than 200' which will requires a permit but not a shed?

E. Accessory Structures. Accessory structures are not permitted either within the lot or within the common open space owned & maintained by the Home Owner Association.

sheds, personal gazebos, saunas, that do not require a building permit (200 sf) are they allowed?

F. Signs. Signs shall be permitted to identify entryways to the Feathergrass Urban Duplexes community. The maximum size of the Community Entryway Sign shall be 100 square feet with a maximum height of (6) feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.

G. Development Standards.
1. Maximum building height: thirty (30) feet
2. Maximum Lot Coverage: sixty percent (60%)
3. Setback minimums:
   Front: 17' Minimum (15' minimum to covered porch)
   Side: 5' Minimum (0' on common lot line)
   Rear (Garage): 6' Minimum
4. Minimum Lot Width: 25'
5. Minimum Lot Size: 2,100 sf

here you say lot other places you state unit...It appears you intend to sell lots with a duplex or attached home on them. Please correct throughout application packet to lots.- Units are established via a overall lot and then a condo plat later.

which tracts are souly for open space per the PUD requirements?

no driveway= add note -> no parking in driveways...

H. Streets. Streets within Feathergrass Urban Duplexes subdivision provide general vehicular circulation throughout the development. All streets will be private and maintained by the Feathergrass Urban Duplexes Home Owners Association. All Streets shall be paved unless otherwise indicated on the Development Plan. Sidewalks will be provided as illustrated on this plan.

they will be paved.

Is this is the name of the proposed HOA and plat?

PUD MODIFICATIONS

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.4(E)(2)	Private Roads	Use of private roads shall be limited	Private roads proposed to serve only this subdivision	Private roads provide more flexibility for the development to accommodate the higher density infill development. The private roads will be owned and maintained by the Home Owners Associations.
2	LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards	Road classification, horizontal curve radius and curb return (see 3, 4, and 5 below)	
3	ECM Section 2.3.2, Table 2-7	Roadway Classification based on ADT	300 ADT max for Urban Local (Low Volume)	The ADT for each parcel (west and east) is anticipated to be 395 and 337, respectively	The development will utilize alleys for access to each of the units. The County criteria does not address. The low anticipated traffic demand for the neighborhood best aligns with the Urban Local (Low Level) road classification, as the internal driveway and alleys only serve the residents of the development.
4	ECM Section 2.3.3.E, Table 2-7	Minimum horizontal curve radius	100' for Urban Local (Low Volume) road	A 37' centerline radii at the entrance to the east and west parcels.	The reduced curvature at the entrance will be a benefit to the development by reducing speeds and creating a safer residential environment.
5	ECM Section 2.3.7.F.1, Table 2-31	Minimum curb return radii	20' for a Local/Local intersection.	A 10' curb return radii throughout the development.	The development requires parking for the units to be along the roadway, therefore the tighter radii will facilitate maximizing available parking areas.

Provide all deviation requests for cursory review, including fire district input.

parking table....

LEGAL DESCRIPTION

there are 4 parcels technically. Provide a summary of the total parcels in the legal description.

West Parcel:

That portion of the Northeast Quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M. of El Paso County, Colorado, more particularly described as follows;

(Bearings referred to herein are based on the north line of said Northeast Quarter of Section 5, assumed to bear N89°53'50"E.)

Beginning at the northwest corner of said Northeast Quarter, said corner being on the southerly line of Constitution Avenue as described in "Constitution Avenue / Peterson Road Right-of-way", recorded in Plat Book V-3 at Page 169 of the records of said County (the following three (3) courses are along said southerly line.);

1.) Thence S89°54'50"E, 107.89 feet;
2.) Thence along the arc of a curve to the right, said curve having a central angle of 6°04'26", a radius of 1,310.93 feet, for an arc distance of 138.97 feet;
3.) Thence S83°50'24"E, 364.67 feet to the westerly Right-of-way line of Hannah Ridge Drive, an 80 foot Right-of-way as shown on Jessica Heights Filing No. 1 as recorded under Reception No. 206712249 of the records of said County;
Thence S00°20'42"W, 370.62 feet along said westerly Right-of-way line to the northeast corner of Lot 26 of said Jessica Heights Filing No. 1;
Thence N89°39'18"W, 609.42 feet along the northerly lines of said Lot 26 and Lots 25, 24, 15, 14, and 13 of said Jessica Heights Filing No. 1 to the northwest corner of said Lot 13, said corner also being on the west line of said Northeast Quarter of Section 5;
Thence N00°20'42"E, 413.81 feet along said west line to the Point of Beginning.

East Parcel:

That portion of the Northeast Quarter of Section 5, Township 14, South, Range 65 West of the 6th P.M. of El Paso County, Colorado, more particularly described as follows;

(Bearings referred to herein are based on the north line of said Northeast Quarter of Section 5, assumed to bear N89°53'50"E.)

Commencing at the northwest corner of said Northeast Quarter, said corner being on the southerly line of Constitution Avenue as described in "Constitution Avenue / Peterson Road Right-of-way", recorded in Plat Book V-3 at Page 169 of the records of said County (the following six (6) courses are along said southerly line);

1.) Thence S89°54'50"E, 107.89 feet;
2.) Thence along the arc of a curve to the right, said curve having a central angle of 6°04'26", a radius of 1,310.93 feet, for an arc distance of 138.97 feet;
3.) Thence S83°50'24"E, 396.82;
4.) Thence along the arc of a curve to the left, said curve having a central angle of 1°55'47", a radius of 1,430.93 feet, for an arc distance of 48.19 feet to a point on the easterly Right-of-way line of Hannah Ridge Drive, an 80 foot Right-of-way as shown on Jessica Heights Filing No. 1 as recorded under Reception No. 206712249 of the records of said County, said point also being the Point of Beginning of the Tract of land herein described;
5.) Thence continuing along the arc of a curve to the left, said curve having a central angle of 4°19'59", a radius of 1,430.93 feet, for an arc distance of 108.22 feet to a line 60 feet south of and parallel to said north line of the Northeast Quarter of Section 5;
6.) Thence N89°32'50"E, 524.11 feet along said parallel line to its intersection with the west line of the northeast corner** of said Northeast Quarter of Section 5;

Thence S00°17'12"W, 364.14 feet along said west line to the northeast corner of Lot 85 of said Jessica Heights Filing No. 1;

Thence N89°39'18"W, 632.60 feet along the northerly lines of said Lot 85 and Lots 86, 87, 96, 97, and 98 of said Jessica Heights Filing No. 1 to the northwest corner of said Lot 98, said corner also being on the said easterly Right-of-way line of Hannah Ridge Drive;

Thence N00°20'42"E, 363.29 feet along said easterly Right-of-way line to the Point of Beginning.

For a total of XXXXXXXX

sheet ?

GENERAL NOTES

1. See Final Landscape Plan for proposed buffering and screening from surrounding properties.
2. Facilities and common area landscape will be maintained by the Feathergrass Urban Duplexes Home Owners Association.
3. Landscape and walks within private residential lots will be maintained by the Feathergrass Urban Duplexes Home Owners Association
4. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041C0752G, effective December 7, 2018.
5. There will be no direct lot access from Constitution Avenue & Hannah Ridge Drive.
6. Geologic Hazards Disclosure Statement: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, bedrock, and groundwater. Mitigation can be achieved by proper engineering design and construction or avoidance. A map of the hazard areas and proposed mitigation measures can be found in Geotechnical Investigation Hannah Ridge report prepared by CTL Thompson., dated November 19, 2019, and is held in the PUD Development/Preliminary Plan File (PUDSP-_____) at the El Paso County Planning and Community Development Department.
7. "Fire Lane, No Parking" signs to be posted on interior curb of private streets.
8. The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 207095753 of the records of El Paso County, Colorado. all other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

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A Geo & Soils report meeting 8.4.9 of the LDC Code was not submitted- Please provide CTL with the most recent Code updates...

noise construction practices.....note

TRACT TABLE

add all the tracts based on sheet 2 & 3 Label Tracts A-Z consecutively

TRACT	SIZE	USE	OWNERSHIP AND MAINTENANCE
West	116,424 SF	Open space, public & private utilities, drainage, detention, landscaping, signage, private drives, parking	Feathergrass Urban Duplex Home Owners Association
East	118,476 SF	Open space, public & private utilities, drainage, detention, landscaping, signage, private drives, parking	Feathergrass Urban Duplex Home Owners Association

LOT TYPICAL:

ATTACHED Typical

place private roads in tracts

it is very difficult to see where the tracts start and lots end....

complete- there is either a garage or a setback.... if no driveways are proposed due to a setback less than 20' provide parking and identify amount needed and provided in a parking table

REFER to MIDTOWN PUDSP194 if you like as it is very similar....

these look like individual lots attached single-family not one lot with individual units with common elements owned by HOA,

that looks like a 2' covered porch. - the porch is part of the structure by Code so just make the structure setback small enough to accommodate the whole structure

VICINITY MAP

OWNER

FEATHERGRASS INVESTMENT LLC
4715 N. CHESTNUT
COLORADO SPRING, CO
80907

APPLICANT

N.E.S. INC.
619 N. CASCADE AVE.,
SUITE 200
COLORADO SPRINGS, CO
80903

DEVELOPER

RICHMOND AMERICAN HOMES

SITE DATA

? after legal is sorted out correct acerage/denisty

Site Location:	Southwest and southeast of Constitution Ave. & Hannah Ridge Drive
Tax ID Number:	5405100041, 5405100042, 5405100043, 5405100044
Site Area:	10.84 Acres
Limits of Development:	10.27 Acres (without designated Constitution ROW)
Current Zoning:	PUD CAD-O and CS CAD-O
Proposed Zoning:	PUD CAD-O
Development Schedule:	2021
Proposed Use:	Residential, Single Family Attached, 100 Units
Proposed Density (Gross):	9.23 DU/AC
Density (Net designated ROW):	9.74 DU/AC

check after legal is corrected

the uses allow for detached also

Landscape Setbacks/Buffers:		
Constitution Ave:	25' Setback	
Hannah Ridge:	10' Setback	
South Boundary:	15' Buffer	
West Boundary:	Zone Boundary	
East Boundary:	Zone Boundary	

15'

identify tracts this is one development.

Open Space Required =	44,740 SF (10% of 447,400)	
	West: 23,117 SF	East: 21,623 SF
Contiguous OS Required (25%)=	West: 5,779 SF	East: 5,406 SF
Open Space Provided =	140,755 SF	
	West: 71,988 SF	East: 68,767 SF
Contiguous OS Provided =	West: 9,000 SF	East: 6,700 SF
Guest Parking Required =	26 (1/4 Units)	
	West: 14	East: 12
Guest Parking Provided =	56	
	West: 26	East: 24 + driveways of 6 units

where are the lots parking-some lots propose not to have driveways based on detail? If there are two spaces provided via garage then account in table Please provide totals for overall development.

County Certification
This PUD Development / Preliminary Plan request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code, as amended, this _____ day of _____ 20___ and is hereby approved.

Director, Planning & Community Development — Date

Clerk and Recorder Certification
State of Colorado)
)ss.
El Paso County)

I hereby certify that this Plan was filed in my office on this _____(*day*) of _____(*month*), 20___ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.

El Paso County Clerk and Recorder

Feathergrass Investments LLC
Name of Landowner

Landowner's Signature, notarized

Ownership Certification
I/we _____ a (*one of the following: qualified title insurance company, title attorney, or attorney at law*) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.

Notarized signature

OR Name of Attorney and registration number

move under the title of the block not outside of it... Use standard blocks

Typical building construction, which complies with the new energy codes for Colorado, will achieve an interior DNL of 45 or less; with construction as follows,
7/16 inch or thicker exterior OSB with exterior finish on top of the OSB,
2" by 6" exterior wall studs (wood or metal),
R-19 bat insulation in all exterior wall stud cavities,
Minimum 1/2 gypsum on all interior wall and ceiling surfaces,
Minimum R-38 insulation in all attic spaces, and
Exterior windows, minimum STC rating of 30.
Higher STC rating of the windows is the only noise mitigation cost.

you may want to do a small drawing that shows the tracts in a hatch so it is clear what is a tract and which is a lot.

Also see comment letter.

SHEET INDEX

Sheet 1 of 10: Cover Sheet
Sheet 2 of 10: PUD Preliminary Site Plan
Sheet 3 of 10: PUD Preliminary Site Plan
Sheet 4 of 10: Typical Street Sections
Sheet 5 of 10: Preliminary Grading and Utilities Plan
Sheet 6 of 10: Preliminary Grading and Utilities Plan
Sheet 7 of 10: Preliminary Landscape Plan and Details
Sheet 8 of 10: Preliminary Landscape Plan
Sheet 9 of 10: Building Elevations
Sheet 10 of 10: Zone Map & Adjacent Property Owners

Land Planning
Landscape Architecture
Urban Design
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Colorado Springs, CO 80903
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www.nescolorado.com

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PLANNERS / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

FEATHERGRASS URBAN DUPLEXES

PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AND HANNAH RIDGE DR

PROJECT INFO

DATE: 12-02-2019
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

COVER SHEET

SHEET NUMBER

1

1 OF 10

T-ALTILE #

P:\Richmond American Homes\Feathergrass at Hannah Ridge\Drawings\Planning\Develop\Feathergrass_DP.dwg [PUD Cover] 12/2/2019 2:15:53

how is this emergency only? right in right out cant be stopped unless barricade

This access will not work as proposed and is not addressed in the TIS.

ZONE: RM-30 CAD-O
USE: VACANT COMMERCIAL
SUB: TRACT BB HANNAH RIDGE AT FEATHERGRASS FILING NO 1
REC NO. 13468

ZONE: CS CAD-O
USE: VACANT COMMERCIAL
SUB: TRACT CC HANNAH RIDGE AT FEATHERGRASS FILING NO 1
REC NO. 13468

CONSTITUTION AVENUE
(PRINCIPAL ARTERIAL - 120' ROW)
BOOK V-3 PG 169

S89°54'50"E 107.89' (R)

RIGHT-IN RIGHT OUT ACCESS

20' ROW DEDICATION

25' LANDSCAPE SETBACK

EXISTING FENCE

is this to remain or go away? is a new wall or fence proposed?

S83°50'24"E 364.67' (R)

NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC. 5

S83°50'24"E 396.82' (R)

Δ=01°55'47"
R=1430.93
L=48.19' (R)

Δ=04°19'59"
R=1430.93
L=108.22' (R)

6' CONCRETE WALK

the noise levels appear to be larger than allowed approx 15' into the lots- mitigation should be identified in noted.

Is there a water valve/meter here?

PROPOSED MONUMENT SIGN

What are these dots?

dimension all lots, tracts, label them

ZONE: RM-30 CAD-O
USE: MULTIFAMILY RESIDENTIAL
SUB: TRACT 49 CHEROKEE PARK TOWNHOMES
REC NO. 860041

N00°20'42"E 413.81' (R)

S00°20'42"E 370.62' (R)

N00°20'42"E 363.29' (R)

HANNAH RIDGE DR.
(NON-RESIDENTIAL COLLECTOR - 80' ROW)
REC. NO. 206712249

ROAD #1 — STREET NAME B (PRIVATE) — ROAD #1

ROAD #3 — STREET NAME C (PRIVATE)

ROAD #4 — STREET NAME D (PRIVATE) — ROAD #6

ROAD #2 — STREET NAME A (PRIVATE)

ROAD #8 — STREET NAME E (PRIVATE)

ROAD #5

ROAD #7

40'-0" PROPOSED UTILITY EASEMENT

50'-0" PROPOSED UTILITY EASEMENT

24'-0" ASPHALT DRIVE

28'-0" ASPHALT DRIVE

OPEN SPACE

OPEN SPACE (9,000 SF)

PARKING (6)

PARKING (14)

9' X 22' TYP.

5' CONCRETE WALK, TYP.

4' CONCRETE WALK, TYP.

really the name is Road No 1? and street name B?

RETAINING WALL

DETENTION MAINTENANCE ACCESS ROAD

FULL SPECTRUM DETENTION

5' CONCRETE WALK, TYP.

PROPOSED MONUMENT SIGN

EXISTING RIP-RAP TO BE REMOVED

5'-0" EXISTING UTILITY EASEMENT, BOOK 5214 PG 1455

MATCHLINE SHEET 3

MATCHLINE SHEET 2

ASPHALT DRIVE

is there a driveway?

EXISTING FENCE

EXISTING SCREEN WALL

15' LANDSCAPE BUFFER

N89°39'18"W 609.42' (R)

ZONE: PUD CAD-O
USE: SINGLE FAMILY RESIDENTIAL
SUB: JESSICA HEIGHTS FILING NO. 1
REC NO.206712249

width, centerline info, put roads in a separate tract

this land was previously depicted as a buffer to the south.....

dimension and clearly label setback, walls. Provide details

the building should be grayed back from the lot lines, tract lines, private road tracts....

lot need to be numbered 1-96 .

NORTH

SCALE: 1" = 30'

0 15 30 60

P:\Richmond American Homes\Feathergrass at Hannah Ridge\Drawings\Planning\Develop\Feathergrass_DP.dwg [PUD Site Plan 1] 12/2/2019 10:51:07 AM kmarshall

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CONSTITUTION AND HANNAH RIDGE DR

PROJECT INFO

DATE: 12-02-2019
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

PUD PRELIMINARY SITE PLAN

SHEET NUMBER

2

2 OF 10

PLAN FILE #

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ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE REVISION

SHEET TITLE

PUD PRELIMINARY SITE PLAN

SHEET NUMBER

3

3 OF 10

PLAN FILE #

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TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 1

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS #1, #3, #4, #6, #7, #8, #9, & #10

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 2

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROAD #4 EMERGENCY ACCESS

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 3

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS #1 & #7 ENTRANCE

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 4

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROAD #1

name the private roads please- sidewalk standard is 5inches at driveway.

*PARKING NOT INCLUDED IN TYPICAL SECTION FOR CLARITY PURPOSES
SEE PLANS FOR LOCATIONS OF HEAD–IN AND PARALLEL PARKING

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 5

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS #1 & #7

*SLOPE TRANSITIONS FROM 2% SUPERELEVATION TO SOUTH
TO INVERTED CROWN OF TYPE 1 SECTION

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 6

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROAD #7 ENTRANCE

*PARKING NOT INCLUDED IN TYPICAL SECTION FOR CLARITY PURPOSES
SEE PLANS FOR LOCATIONS OF HEAD–IN PARKING

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 7

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROAD #11

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 8

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROAD #5

LEGEND

	EXISTING	PROPOSED
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
WIRE FENCE	X	X
CHAIN LINK FENCE	O	●
WOOD FENCE	◇	◆
MASONRY FENCE	□	■
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
SANITARY SEWER	S	●
STORM DRAIN		
TELEPHONE	T	T
WATER MAIN	W	
TOP OF SLOPE		
TOE OF SLOPE		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR	6102	6102

	EXISTING	PROPOSED
STORM MANHOLE	Ⓓ	●
STORM INLET		■
RIPRAP		
FLARED END SECTION	▷	
SANITARY MANHOLE	Ⓢ	●
FIRE HYDRANT		
MANHOLE	Ⓜ	●
BEND		
BLOW–OFF VALVE		
VALVE		
PLUG W/ THRUST BLOCK		
TEE		
CABLE TELEVISION PEDESTAL	TV	
ELECTRICAL PEDESTAL	E	
TELEPHONE PEDESTAL	T	
UTILITY POLE		
GUY ANCHOR		
GUY POLE		

10 5 0 10 20
ORIGINAL SCALE: 1" = 10'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
(720) 977–3827
JASON.POCK@MDCH.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H–SCALE	1"=10'
V–SCALE	N/A
DATE	11/27/19
DESIGNED BY	RPD
DRAWN BY	RPD
CHECKED BY	

FEATHERGRASS URBAN DUPLEXES

PRELIMINARY PLAN
TYPICAL STREET SECTIONS

SHEET 4 OF 10

JOB NO. 25149.01

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FEATHERGRASS URBAN DUPLEXES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRIME MERIDIAN EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

TYPICAL LOT LAYOUT
N.T.S

PRELIMINARY PLAN NOTES

1. ALL PROPOSED ROADS ARE CLASSIFIED AS PRIVATE URBAN LOCAL (LOW VOLUME) WITH A DESIGN AND POSTED SPEED OF 20 MPH.
2. ALL PROPOSED WATER AND SANITARY UTILITIES ARE PUBLIC.
3. ALL PROPOSED STORMWATER UTILITIES ARE PRIVATE.
4. ALL DEAD-END WATER LINES HAVE A 2-INCH BLOW OFF VALVE.
5. ALL PROPOSED WATER LINES AND SANITARY SEWER ARE 8" PVC.
6. ALL PROPOSED STORM INLETS ARE DOUBLE DENVER TYPE 16 COMBINATION INLETS UNLESS OTHERWISE NOTED.
7. THE 40-FOOT ACCESS & UTILITY EASEMENT SHALL COVER ROADS #2-#6 & #8. THE 50-FOOT ACCESS & UTILITY EASEMENT SHALL COVER ROADS #1 & #7.
8. THE STORM SEWER OUTFALL SYSTEM FROM BOTH PONDS WILL BE CENTERED IN A 30-FOOT DRAINAGE EASEMENT.
9. A PUBLIC IMPROVEMENT EASEMENT SHALL EXTEND 1 FOOT BEHIND THE SIDEWALKS ALONG CONSTITUTION AVENUE AND HANNAH RIDGE DRIVE TO THE RIGHT-OF-WAY TO COVER THE SIDEWALKS.

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

Know what's below. Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
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(720) 977-3827
JASON.POCK@MDCH.COM

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No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	N/A
DATE	11/27/19
DESIGNED BY	NQJ
DRAWN BY	RPD
CHECKED BY	

FEATHERGRASS URBAN DUPLEXES

PRELIMINARY PLAN GRADING & UTILITY

SHEET 5 OF 10

JOB NO. 25149.01

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FEATHERGRASS URBAN DUPLEXES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRIME MERIDIAN EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

TYPICAL LOT LAYOUT
N.T.S

PRELIMINARY PLAN NOTES

1. ALL PROPOSED ROADS ARE CLASSIFIED AS PRIVATE URBAN LOCAL (LOW VOLUME) WITH A DESIGN AND POSTED SPEED OF 20 MPH.
2. ALL PROPOSED WATER AND SANITARY UTILITIES ARE PUBLIC.
3. ALL PROPOSED STORMWATER UTILITIES ARE PRIVATE.
4. ALL DEAD-END WATER LINES HAVE A 2-INCH BLOW OFF VALVE.
5. ALL PROPOSED WATER LINES AND SANITARY SEWER ARE 8" PVC.
6. ALL PROPOSED STORM INLETS ARE DOUBLE DENVER TYPE 16 COMBINATION INLETS UNLESS OTHERWISE NOTED.
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811 Know what's below. Call before you dig.

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COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED PROFESSIONAL ENGINEER GLENN D. ELLIS 38861

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FEATHERGRASS URBAN DUPLEXES

PRELIMINARY PLAN GRADING & UTILITY

SHEET 6 OF 10

JOB NO. 25149.01

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NORTH

SCALE: 1" = 30'

LANDSCAPE NOTES

1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
2. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS ARE TO BE BASED ON SOIL ANALYSIS.
3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
4. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
5. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
6. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
7. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
8. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
9. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
10. THERE SHALL BE NO OBSTRUCTIVE PLANTING WITHIN THE SIGHT VISIBILITY LINES, SHRUBS THAT GROW ABOVE 3 FEET IN HEIGHT OR TREES THAT HAVE A BRANCH HEIGHT BELOW 10 FEET SHALL BE TRIMMED.
11. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
12. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
13. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section 6.2.2.B

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Constitution Ave. (West)	Principal Arterial	25 / 25'	612'	1 / 20'	31 / 28
Constitution Ave. (East)	Principal Arterial	25 / 25'	633'	1 / 20'	32 / 28
Hannah Ridge Dr. (West)	Non-Arterial	10' / 10'	351'	1 / 30'	12 / 11
Hannah Ridge Dr. (East)	Non-Arterial	10' / 10'	344'	1 / 30'	12 / 11
West Boundary	Zone District Bndy	15'/15'	394'	1 / 30'	14 / 14
East Boundary	Zone District Bndy		344'	1 / 30'	12 / 9

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
30 / TBD	x/x	CW	75% / 75%
40 / TBD	x/x	CE	75% / 75%
10 / TBD	x/x	HW	75% / 75%
10 / TBD	x/x	HE	75% / 75%
-- / TBD	x/x	WB	75% / 75%
30 / TBD	x/x	EB	75% / 75%

south boundary zone why is the south below....previously shown as larger separation tract

Landscape Buffer & Screens

See Code Section 6.2.2.D(2)

See Code Section/Policy 323 & 317

Street Name or Property Line	Width (in Ft.) Req. Prov.	Linear Footage	Buffer Trees (1/25') Required /Provided	Evergreen Trees Req. (33%) /Prov.
South Boundary (West)	15' / 15'	609'	24 / 24	8 / 8
South Boundary (East)	15' / 30'	633'	26 / 26	9 / 9

Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
609' / Existing	SW	As approved / 75%
633' / Existing	SE	As approved / 75%

?

Internal Landscaping

See Code Section 6.2.2.E

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required /Provided	Internal Trees (1/500 SF) Required /Provided
West:116,424 S.F.	15%	17,464 SF / TBD	35 / 27
East: 118,476 S.F.	15%	17,771 SF / TBD	36 / 24

Shrub Substitutes Required /Provided	Ornamental Grass Substitutes Required /Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
80 / TBD	x/x	IW	75% / 75%
120 / TBD	x/x	IE	75% / 75%

Land Planning
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Urban Design
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Fax 719.471.0267
www.nescolorado.com

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PLANNERS / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

FEATHERGRASS URBAN DUPLEXES

PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AND HANNAH RIDGE DR

PROJECT INFO

DATE: 12-02-2019
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN AND NOTES

SHEET NUMBER

LP1

7 OF 10

PLANTILE #

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PLANNERS LANDSCAPE ARCHITECTS

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ENTITLEMENT

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

LP2

8 OF 10

PLAN REF #

P:\Richmond American Homes\Feathergrass at Hannah Ridge\Drawings\Planning\Pre-land\Feathergrass_PLP.dwg [LS Plan 2] 12/2/2019 10:56:11 AM kmarshall

FEATHERGRASS URBAN DUPLEXES

EL PASO COUNTY, COLORADO

PUD DEVELOPMENT/PRELIMINARY PLAN

2 FRONT ELEVATION D – D769
SCALE: 1/8" = 1'-0"

1 FRONT ELEVATION D – D770
SCALE: 1/8" = 1'-0"

2 FRONT ELEVATION A – D769
SCALE: 1/8" = 1'-0"

1 FRONT ELEVATION A – D770
SCALE: 1/8" = 1'-0"

5 REAR ELEVATION A – D770
SCALE: 1/8" = 1'-0"
REF. 1/A22 FOR ADDITIONAL NOTES + DIMENSIONS

4 REAR ELEVATION A – D769
SCALE: 1/8" = 1'-0"
REF. 1/A22 FOR ADDITIONAL NOTES + DIMENSIONS

7 LEFT ELEVATION A – D769 W/ OPT. BR3
SCALE: 1/8" = 1'-0"
FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
REF. 1/A22 FOR ADDITIONAL NOTES + DIMENSIONS

3 LEFT ELEVATION D – D769
SCALE: 1/8" = 1'-0"

3 LEFT ELEVATION A – D769
SCALE: 1/8" = 1'-0"

6 RIGHT ELEVATION A – D770
SCALE: 1/8" = 1'-0"
REF. 1/A22 FOR ADDITIONAL NOTES + DIMENSIONS

8 REAR ELEVATION A – D770/ D769 W/ OPT. BR3 @ D769
SCALE: 1/8" = 1'-0"
FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
REF. 1/A22 FOR ADDITIONAL NOTES + DIMENSIONS

9 RIGHT ELEVATION A – D770 W/ OPT. BR3 @ D769
SCALE: 1/8" = 1'-0"
FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
REF. 1/A22 FOR ADDITIONAL NOTES + DIMENSIONS

5 REAR ELEVATION D – D770
SCALE: 1/8" = 1'-0"
REF. 1/A22 FOR ADDITIONAL NOTES + DIMENSIONS

4 REAR ELEVATION D – D769
SCALE: 1/8" = 1'-0"
REF. 1/A22 FOR ADDITIONAL NOTES + DIMENSIONS

2 FRONT ELEVATION B – D769
SCALE: 1/8" = 1'-0"

1 FRONT ELEVATION B – D770
SCALE: 1/8" = 1'-0"

5 REAR ELEVATION B – D770
SCALE: 1/8" = 1'-0"
REF. 1/A22 FOR ADDITIONAL NOTES + DIMENSIONS

4 REAR ELEVATION B – D769
SCALE: 1/8" = 1'-0"
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9 RIGHT ELEVATION D – D770 W/ OPT. BR3 @ D769
SCALE: 1/8" = 1'-0"
FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
REF. 1/A22 FOR ADDITIONAL NOTES + DIMENSIONS

2 FRONT ELEVATION C – D769
SCALE: 1/8" = 1'-0"

1 FRONT ELEVATION C – D770
SCALE: 1/8" = 1'-0"

5 REAR ELEVATION C – D770
SCALE: 1/8" = 1'-0"
REF. 1/A22 FOR ADDITIONAL NOTES + DIMENSIONS

4 REAR ELEVATION C – D769
SCALE: 1/8" = 1'-0"
REF. 1/A22 FOR ADDITIONAL NOTES + DIMENSIONS

7 LEFT ELEVATION C – D769 W/ OPT. BR3
SCALE: 1/8" = 1'-0"
FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
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SCALE: 1/8" = 1'-0"

6 RIGHT ELEVATION C – D770
SCALE: 1/8" = 1'-0"
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PLANNING | LANDSCAPE ARCHITECT

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Denver, CO 80237 (303) 773-2727

IN ASSOCIATION WITH

FEATHERGRASS URBAN DUPLEXES

PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AND HANNAH RIDGE DR

PROJECT INFO

DATE:	12-02-2019
PROJECT MGR:	A. BARLOW
PREPARED BY:	K. MARSHALL

SEAL

ISSUE INFO

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

COVER SHEET

SHEET NUMBER

A

9 OF 10

PLAN FILE #

	Parcel Number	Name	Address	City, State, Zip
A*	5405100041	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
B*	5405100042	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
C*	5405000035	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
D*	5405100044	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
E*	5405100043	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
F*	5332403008	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
G*	5332403009	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
18	5405101013	AMSDILL STEVEN LEE	2472 GREAT SKY RD	COLORADO SPRINGS CO 80915-1985
19	5405101014	TORRES CAROL	2486 GREAT SKY RD	COLORADO SPRINGS CO 80915-1985
20	5405101015	WALTERS SCOTT P	2473 GREAT SKY RD	COLORADO SPRINGS CO 80915-1985
21	5405101024	WILLHOIT JANE S	3630 W WADE LN	COLORADO SPRINGS CO 80917-5824
22	5405101025	JIMENEZ JOHN M	2483 MAJESTIC PLAINS CT	COLORADO SPRINGS CO 80915-1969
23	5405101026	DEFRANCO NICHOLAS A	2467 MAJESTIC PLAINS CT	COLORADO SPRINGS CO 80915-1969
29	5405104005	FRAZIER SU H	7319 BUFFALO PRAIRIE CT	COLORADO SPRINGS CO 80915-2035
28	5405104006	MUNOZ GABRIELA	2486 SNOW CAP CT	COLORADO SPRINGS CO 80915-1981
27	5405104007	CAMACHO NOEL SANTACRUZ	2470 SNOW CAP CT	COLORADO SPRINGS CO 80915-1981
26	5405104016	TUCKER FAMILY REVOC TRUST	2469 FRUITED PLAINS CT	COLORADO SPRINGS CO 80915-1980
25	5405104017	KURTZ KEVIN M	2485 FRUITED PLAINS CT	COLORADO SPRINGS CO 80915-1980
24	5405104018	VETETO LARRY	2468 FRUITED PLAINS CT	COLORADO SPRINGS CO 80915-1948
17	5405201047	RUSSELL TRUST	6840 HORSESHOE RD	COLORADO SPRINGS CO 80923-4217
16	5405201048	SODEN JENNIFER A	2401 WASHO CIR	COLORADO SPRINGS CO 80915-1954
15	5405201049	DROBNY DAVID K	2934 E WHIKLEAWAY CIR	COLORADO SPRINGS CO 80917
14	5405201050	MURRAY MELISSA JEANNE	4680 JENSON LN	COLORADO SPRINGS CO 80922-2478
13	5405201051	BIANCI MICHAEL R	2407 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
12	5405201052	STANDARD LAURA	2409 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
11	5405201053	RUSSELL WAYNE E II	PO BOX 77258	COLORADO SPRINGS CO 80970-7258
10	5405201054	DOUGLAS BRIAN P	2413 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
9	5405201055	EPTING-GIERAS ROSWITHA G	2415 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
8	5405201056	ONDROVIC CATHERINE M	2417 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
7	5405201057	DEMPSEY LOUANNE NICOLE	2419 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
6	5405201058	HENDRON JEFFREY W	8304 ACOMA DR	LARKSPUR CO 80118-8503
5	5405201059	SAMSON JERRILYN SUE	2423 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
4	5405201060	CARRANZA LILLIAN J	2425 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
3	5405201061	MORGAN MICHAEL D &	2427 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
2	5405201062	BURGESS MERI S	2429 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
1	5405201105	CHEROKEE PARK HOMEOWNERS ASSOC	6015 LEHMAN DR STE 205	COLORADO SPRINGS CO 80918-3421

put this on other sheet and remove this sheet please....

LEGAL DESCRIPTION - PROPOSED PUD ZONE

East Parcel:

That portion of the Northeast Quarter of Section 5, Township 14, South, Range 65 West of the 6th P.M. of El Paso County, Colorado, more particularly described as follows;

(Bearings referred to herein are based on the north line of said Northeast Quarter of Section 5, assumed to bear N89°53'50"E.)

Commencing at the northwest corner of said Northeast Quarter, said corner being on the southerly line of Constitution Avenue as described in "Constitution Avenue / Peterson Road Right-of-way", recorded in Plat Book V-3 at Page 169 of the records of said County (the following six (6) courses are along said southerly line);

1.) Thence S89°54'50"E, 107.89 feet;
2.) Thence along the arc of a curve to the right, said curve having a central angle of 6°04'26", a radius of 1,310.93 feet, for an arc distance of 138.97 feet;
3.) Thence S83°50'24"E, 396.82;
4.) Thence along the arc of a curve to the left, said curve having a central angle of 1°55'47", a radius of 1,430.93 feet, for an arc distance of 48.19 feet to a point on the easterly Right-of-way line of Hannah Ridge Drive, an 80 foot Right-of-way as shown on Jessica Heights Filing No. 1 as recorded under Reception No. 206712249 of the records of said County, said point also being the Point of Beginning of the Tract of land herein described;
5.) Thence continuing along the arc of a curve to the left, said curve having a central angle of 4°19'59", a radius of 1,430.93 feet, for an arc distance of 108.22 feet to a line 60 feet south of and parallel to said north line of the Northeast Quarter of Section 5;
6.) Thence N89°32'50"E, 524.11 feet along said parallel line to its intersection with the west line of the northeast corner** of said Northeast Quarter of Section 5;

Thence S00°17'12"W, 364.14 feet along said west line to the northeast corner of Lot 85 of said Jessica Heights Filing No. 1;

Thence N89°39'18"W, 632.60 feet along the northerly lines of said Lot 85 and Lots 86, 87, 96, 97, and 98 of said Jessica Heights Filing No. 1 to the northwest corner of said Lot 98, said corner also being on the said easterly Right-of-way line of Hannah Ridge Drive;

Thence N00°20'42"E, 363.29 feet along said easterly Right-of-way line to the Point of Beginning.

delete this legal is on first page,

NORTH

0 25 50 100
SCALE: 1" = 50'

Land Planning
Landscape
Architecture
Urban Design
NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
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www.nescolorado.com

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PLANNERS / LANDSCAPE ARCHITECTS

IN ASSOCIATION WITH

FEATHERGRASS URBAN DUPLEXES

PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AND HANNAH RIDGE DR

PROJECT INFO

DATE: 12-02-2019
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

ZONE MAP & ADJACENT PROPERTY OWNERS

SHEET NUMBER

Z

10 OF 10

PLAN FILE #

P:\Richmond American Homes\Feathergrass at Hannah Ridge\Drawings\Planning\Develop\Feathergrass_DP.dwg [Zone Map] 12/1/2019 7:29:21 PM kmarshall

PUD V_1 redlines Rev 1.pdf Markup Summary

dsdparsons (78)

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/2/2020 1:00:24 PM
Status:
Color:
Layer:
Space:

Easement exhibit provided. Materials labeled as asphalt.

provide easement for this and provide the design for this second access

---

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/2/2020 1:00:40 PM
Status:
Color:
Layer:
Space:

Label revised.

what is this for?

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/2/2020 1:01:43 PM
Status:
Color:
Layer:
Space:

Roadways separated. Tract exhibit provided.

separate the roadway tracts from open space, drainage tracts- label a-z and SF

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/2/2020 1:01:57 PM
Status:
Color:
Layer:
Space:

No park provided. Fees in lieu will be paid.

is there a park?

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 1:05:11 PM
Status:
Color:
Layer:
Space:

15' landscape buffer labeled. Wall is existing, additional detail added to callout. Dimensions added to all lots/ tracts. Retaining walls labeled.

dimension and clearly label setback, walls. Provide details

Subject: Owner Certification
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 1:06:18 PM
Status:
Color:
Layer:
Space:

15' landscape buffer provided. For the west parcel the landscaped area is 25'. This is calculated with a maximum depth of 50'

.

Subject: Owner Certification
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 1:06:52 PM
Status:
Color:
Layer:
Space:

15' landscape buffer provided. For the east parcel the landscaped area is 34'. This is calculated with a maximum depth of 50'.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 1:07:30 PM
Status:
Color:
Layer:
Space:

15' minimum depth buffer is provided along the south boundary line.

this land was previously depicted as a buffer to the south.....

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 1/2/2020 1:09:49 PM
Status:
Color:
Layer:
Space:

Zone district boundaries do not have required depth per 6.2.2.G.1.a. unless required to meet buffer. See below.

15'/15'

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 1/2/2020 1:10:46 PM
Status:
Color:
Layer:
Space:

Revised.

?

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 1/2/2020 1:11:40 PM
Status:
Color:
Layer:
Space:

Buffer is provided per code 6.2.2.D.2.a (iii). Use to use compatibility is not a concern to the east currently vacant. The future development will need to buffer.

south boundary zone why is the south below....previously shown as larger separation tract

---

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 1:35:59 PM
Status:
Color:
Layer:
Space:

Revised soils and geology report provided. Note updated.

A Geo & Soils report meeting 8.4.9 of the LDC Code was not submitted- Please provide CTL with the most recent Code updates...

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 1:42:53 PM
Status:
Color:
Layer:
Space:

Note added.

noise construction practices .....note

Subject: Image
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 1:43:09 PM
Status:
Color:
Layer:
Space:

Note 12 added.

Subject: Arrow
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 1:43:24 PM
Status:
Color:
Layer:
Space:

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 1:44:48 PM
Status:
Color:
Layer:
Space:

Existing barb wire fence to be removed.

is this to remain or go away? is a new wall or fence proposed?

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 1:46:50 PM
Status:
Color:
Layer:
Space:

Note 12 added.

the noise levels appear to be larger than allowed approx 15' into the lots- mitigation should be identified in noted.

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/2/2020 1:47:57 PM
Status:
Color:
Layer:
Space:

Buildings are behind the 25' landscape setback. Code defines Roadway landscape area to be located between ROW and any building or use. The adjacent 5' side lot setback contains use of open space contiguous to the roadway landscaped area.

building in setback lots definitely in landscape setback- please move out.

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/2/2020 1:48:24 PM
Status:
Color:
Layer:
Space:

No PUD modification needed.

pud modification?

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:12:40 AM
Status:
Color:
Layer:
Space:

Name revised. Title block revised.

Is this really the name of the community?
Section, township, range,
title all sheets.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:14:21 AM
Status:
Color:
Layer:
Space:

The legal description corresponds with the Title Commitment reflecting two parcels totaling 10.84 acres.

there are 4 parcels technically. Provide a summary of the total parcels in the legal description.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:14:33 AM
Status:
Color:
Layer:
Space:

Revised.

For a total of XXXXXXXX

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:16:10 AM
Status:
Color:
Layer:
Space:

The legal description corresponds with the Title Commitment reflecting two parcels totaling 10.84 acres.

? after legal is sorted out correct acerage/denisty

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:17:56 AM
Status:
Color:
Layer:
Space:

All references revised to single-family attached.

these look like individual lots attached single-family not one lot with individual units with common elements owned by HOA,

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:20:34 AM
Status:
Color:
Layer:
Space:

Tract table & exhibit provided.

which tracts are souly for open space per the PUD requirements?

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:21:34 AM
Status:
Color:
Layer:
Space:

Road names included and approved by E-911.

really the name is Road No 1? and street name B?

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:22:31 AM
Status:
Color:
Layer:
Space:

Revised and separated.

width, centerline info, put roads in a separate tract

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:23:20 AM
Status:
Color:
Layer:
Space:

Added.

dimension all lots, tracts, label them

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/2/2020 10:25:30 AM
Status:
Color:
Layer:
Space:

Road extended, 2nd access shown. Easement exhibits provided.

road needs to extend to property line.. where is the second access?

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:26:25 AM
Status:
Color:
Layer:
Space:

Lot #'s revised.

lot need to be numbered 1-96 .

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/2/2020 10:27:06 AM
Status:
Color:
Layer:
Space:

Per usual practice, adjacent property owners and specific ownership details are listed on a separate sheet.

adj info.

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/2/2020 10:27:35 AM
Status:
Color:
Layer:
Space:

Revised.

clearly delineate the lot lines and easements. Refer to the checklists for prelim plan and PUD. A complete review will occur after all the items have been added.

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/2/2020 10:28:47 AM
Status:
Color:
Layer:
Space:

Garage pans and driveway notes added to sheets 2 & 3.

what is this area between the road tract and the lot?

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:29:30 AM
Status:
Color:
Layer:
Space:

Revised. Tract exhibit provided.

place private roads in tracts

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:30:14 AM
Status:
Color:
Layer:
Space:

Revised

it is very difficult to see where the tracts start and lots end....

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:30:53 AM
Status:
Color:
Layer:
Space:

Noted. Lot typical revised.

REFER to MIDTOWN PUDSP194 if you like as it is very similar....

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 10:32:25 AM
Status:
Color:
Layer:
Space:

Revised.

move under the title of the block not outside of it... Use standard blocks

---

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:27:18 PM
Status:
Color:
Layer:
Space:

Revised.

the building should be grayed back from the lot lines, tract lines, private road tracts....

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:28:04 PM
Status:
Color:
Layer:
Space:

8' garage pans are proposed. Driveways proposed on lots 69-74.

is there a driveway?

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/2/2020 12:28:32 PM
Status:
Color:
Layer:
Space:

Revised.

number constitutively 1-96 or 1-100

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:33:14 PM
Status:
Color:
Layer:
Space:

Tract Exhibit provided. Tract table updated.

add all the tracts based on sheet 2 & 3
Label Tracts A-Z consecutively

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:35:08 PM
Status:
Color:
Layer:
Space:

All references revised to single-family attached.

here you say lot other places you state unit...It appears you intend to sell lots with a duplex or attached home on them. Please correct throughout application packet to lots.- Units are established via a overall lot and then a condo plat later.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:36:25 PM
Status:
Color:
Layer:
Space:

Design Guidelines revised. No accessory structures allowed.

sheds, personal gazebos, saunas, that do not require a building permit (200 sf) are they allowed?

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:37:17 PM
Status:
Color:
Layer:
Space:

Design Guidelines revised. Reference to greenhouse removed.

your going to allow a greenhouse greater than 200' which will requires a permit but not a shed?

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:38:45 PM
Status:
Color:
Layer:
Space:

Design Guidelines revised.

MANY uses are allowed under this- please review new Code for residential home occs - are you sure you want this it contradicts below:

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:39:34 PM
Status:
Color:
Layer:
Space:

Design Guidelines revised.

your allowing produce stands and sales really- are you sure? Not garage sales

---

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:41:35 PM
Status:
Color:
Layer:
Space:

Detached single-family removed.

remove or add more lot typicals to accommodate the detached single -family lots. Clearly identify the easements for each lot typical.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:42:22 PM
Status:
Color:
Layer:
Space:

Sheets 7 & 8.

sheet ?

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:42:30 PM
Status:
Color:
Layer:
Space:

File # added.

11

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:43:22 PM
Status:
Color:
Layer:
Space:

Parking counts provided under site data

parking table....

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:44:21 PM
Status:
Color:
Layer:
Space:

Typical added. One typical shows the 8' garage pans, the other shows the 20' driveway for lots 69-74.

complete- there is either a garage or a setback.... if no driveways are proposed due to a setback less than 20' provide parking and identify amount needed and provided in a parking table

---

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:44:43 PM
Status:
Color:
Layer:
Space:

Revised.

ATTACHED Typical

Subject: Owner Certification
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:46:01 PM
Status:
Color:
Layer:
Space:

N/A

.

Subject: Owner Certification
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:46:08 PM
Status:
Color:
Layer:
Space:

N/A

an

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:47:54 PM
Status:
Color:
Layer:
Space:

Tract Exhibit provided with hatches.

you may want to do a small drawing that shows the tracts in a hatch so it is clear what is a tract and which is a lot.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:48:18 PM
Status:
Color:
Layer:
Space:

Revised.

15'

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:48:46 PM
Status:
Color:
Layer:
Space:

Reference to detached removed.

the uses allow for detached also

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:49:21 PM
Status:
Color:
Layer:
Space:

Density remained the same.

check after legal is corrected

Subject: Arrow
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:49:49 PM
Status:
Color:
Layer:
Space:

Area remained the same.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:50:21 PM
Status:
Color:
Layer:
Space:

Tract exhibit provided. Total added.

identify tracts this is one development.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:53:14 PM
Status:
Color:
Layer:
Space:

Garage parking added. Driveway versus guest parking differentiated.

where are the lots parking-some lots propose not to have driveways based on detail? If there are two spaces provided via garage then account in table Please provide totals for overall development.

Subject: Owner Certification
Page Label: 8
Author: dsdparsons
Date: 1/2/2020 12:53:41 PM
Status:
Color:
Layer:
Space:

Removed.

x

Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 1/2/2020 12:54:24 PM
Status:
Color:
Layer:
Space:

Removed.

delete this legal is on first page,

Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 1/2/2020 12:54:33 PM
Status:
Color:
Layer:
Space:

Callout? No comment to reference?

Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 1/2/2020 12:54:51 PM
Status:
Color:
Layer:
Space:

Zone change exhibit removed. Replaced with tract exhibit and adjacent property owner map.

Subject: Arrow
Page Label: 8
Author: dsdparsons
Date: 1/2/2020 12:54:56 PM
Status:
Color:
Layer:
Space:

Zone change exhibit removed. Replaced with tract exhibit and adjacent property owner map.

Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 1/2/2020 12:55:15 PM
Status:
Color:
Layer:
Space:

Per usual practice, adjacent property owners and specific ownership details are listed on a separate sheet.

put this on other sheet and remove this sheet please....

Subject: Polygon
Page Label: 7
Author: dsdparsons
Date: 1/2/2020 12:57:22 PM
Status:
Color:
Layer:
Space:

Revised emergency access.

Subject: Polygon
Page Label: 8
Author: dsdparsons
Date: 1/2/2020 12:57:40 PM
Status:
Color:
Layer:
Space:

Revised emergency access.

Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 1/2/2020 12:57:55 PM
Status:
Color:
Layer:
Space:

Access easement exhibit provided.

access needed for second access point

Subject: Callout
Page Label: [2] 3 PRELIMINARY PLAN - WEST
Author: dsdparsons
Date: 1/2/2020 12:58:59 PM
Status:
Color:
Layer:
Space:

Revised and gated.

how is this emergency only? right in right out cant be stopped unless barricade

---

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 12:59:25 PM
Status:
Color:
Layer:
Space:

Revised and gated.

how is this emergency only? right in right out cant be stopped unless barricade

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 3:24:36 PM
Status:
Color:
Layer:
Space:

Setback revised to 15'

that looks like a 2' covered porch. - the porch is part of the structure by Code so just make the structure setback small enough to accommodate the whole structure

---

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 3:25:34 PM
Status:
Color:
Layer:
Space:

Note 10 added.

no driveway= add note -> no parking in driveways...

Subject: Arrow
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 3:25:46 PM
Status:
Color:
Layer:
Space:

Note 10 added.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 3:26:49 PM
Status:
Color:
Layer:
Space:

Name revised and will be for plat and HOA as well.

Is this is the name of the proposed HOA and plat?

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/2/2020 3:27:06 PM
Status:
Color:
Layer:
Space:

Design Guidelines revised.

they will be paved.

Subject: Callout
Page Label: [1] 2 Typical Street Sections
Author: dsdparsons
Date: 1/2/2020 3:28:07 PM
Status:
Color:
Layer:
Space:

Revised street sections with sidewalks provided.

name the private roads please- sidewalk standard is 5inches at driveway.

dsdrice (21)

Subject: Text Box
Page Label: 1
Author: dsdrice
Date: 1/1/2020 10:22:08 PM
Status:
Color:
Layer:
Space:

Revised fire commitment letter provided. Deviation requests provided.

Provide all deviation requests for cursory review, including fire district input.

Subject: Cloud+
Page Label: 1
Author: dsdrice
Date: 1/1/2020 10:22:56 PM
Status:
Color:
Layer:
Space:

Emergency gated access only.

This access will not work as proposed and is not addressed in the TIS.

Subject: Callout
Page Label: 2
Author: dsdrice
Date: 1/1/2020 10:25:16 PM
Status:
Color:
Layer:
Space:

Label revised.

LOI says this is a proposed emergency access?

Subject: Callout
Page Label: 2
Author: dsdrice
Date: 1/1/2020 10:32:00 PM
Status:
Color:
Layer:
Space:

Revised.

(type/material)

Subject: Callout
Page Label: 2
Author: dsdrice
Date: 1/1/2020 10:32:08 PM
Status:
Color:
Layer:
Space:

Removed.

to be...

Subject:
Page Label: [2] 3 PRELIMINARY PLAN - WEST
Author: dsdrice
Date: 1/1/2020 7:33:13 PM
Status:
Color:
Layer:
Space:

Subject:
Page Label: [2] 3 PRELIMINARY PLAN - WEST
Author: dsdrice
Date: 1/1/2020 7:33:23 PM
Status:
Color:
Layer:
Space:

Subject:
Page Label: [2] 3 PRELIMINARY PLAN - WEST
Author: dsdrice
Date: 1/1/2020 7:33:36 PM
Status:
Color:
Layer:
Space:

Subject:
Page Label: [2] 3 PRELIMINARY PLAN - WEST
Author: dsdrice
Date: 1/1/2020 7:33:41 PM
Status:
Color:
Layer:
Space:

Subject:
Page Label: [2] 3 PRELIMINARY PLAN - WEST
Author: dsdrice
Date: 1/1/2020 7:34:53 PM
Status:
Color:
Layer:
Space:

Subject:
Page Label: [2] 3 PRELIMINARY PLAN - WEST
Author: dsdrice
Date: 1/1/2020 7:36:07 PM
Status:
Color:
Layer:
Space:

Subject:
Page Label: [2] 3 PRELIMINARY PLAN - WEST
Author: dsdrice
Date: 1/1/2020 7:36:13 PM
Status:
Color:
Layer:
Space:

Subject:
Page Label: [2] 3 PRELIMINARY PLAN - WEST
Author: dsdrice
Date: 1/1/2020 7:38:59 PM
Status:
Color:
Layer:
Space:

Subject:
Page Label: [2] 3 PRELIMINARY PLAN - WEST
Author: dsdrice
Date: 1/1/2020 7:39:54 PM
Status:
Color:
Layer:
Space:

Subject:
Page Label: [2] 3 PRELIMINARY PLAN - WEST
Author: dsdrice
Date: 1/1/2020 7:40:27 PM
Status:
Color:
Layer:
Space:

Subject:
Page Label: [2] 3 PRELIMINARY PLAN - WEST
Author: dsdrice
Date: 1/1/2020 7:40:38 PM
Status:
Color:
Layer:
Space:

Subject: Callout
Page Label: 2
Author: dsdrice
Date: 1/1/2020 9:39:00 PM
Status:
Color:
Layer:
Space:

Label corrected.

Who currently owns this?

Subject: Callout
Page Label: 2
Author: dsdrice
Date: 1/1/2020 9:39:11 PM
Status:
Color:
Layer:
Space:

Label corrected.

drainage easement?

Subject: Callout
Page Label: 1
Author: dsdrice
Date: 1/3/2020 3:26:26 PM
Status:
Color:
Layer:
Space:

label added (to be abandoned)

Is there a water valve/meter here?

Subject: Callout
Page Label: 1
Author: dsdrice
Date: 1/3/2020 3:28:13 PM
Status:
Color:
Layer:
Space:

Label added. concrete bases for flags (to be removed)

What are these dots?

Also see comment letter.

Subject: Text Box
Page Label: 1
Author: dsdrice
Date: 1/5/2020 9:13:26 PM
Status:
Color:
Layer:
Space:

Responses to comment letter provided.

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