

PROPERTY DESCRIPTION:

PARCEL A:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER, AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE THE SOUTHWEST QUARTER SECTION 33, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, THENCE NORTH ALONG THE WEST LINE OF SAID EAST HALF TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD, SAID LINE ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY OF EASTONVILLE ROAD, THENCE NORTHEASTERLY ALONG SAID SAID SOUTHEASTERLY RIGHT OF WAY TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE NORTHWEST CORNER OF SAID NORTH (SOUTH) HALF OF THE NORTHEAST QUARTER, THENCE EAST ALONG THE NORTH LINE OF SAID NORTH (SOUTH) HALF TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE THE NORTHWEST QUARTER OF SAID SECTION 33, THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 26, 1971 IN BOOK 2451 AT PAGE 758 OF THE RECORDS OF SAID COUNTY, THENCE SOUTH ALONG SAID WEST LINE TO ITS INTERSECTION WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, THENCE CONTINUE SOUTH ALONG SAID WEST LINE TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 32, THENCE CONTINUING SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 32, THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE SOUTH 38 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32.

PARCEL B:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, LYING EASTERLY OF EASTONVILLE ROAD ALSO SHOWN AS TRACT 16 ON THE LAND SURVEY PLAT OF HUGH BENNETT ESTATES RECORDED SEPTEMBER 23, 1997 UNDER RECEPTION NO. 97111407 AND APRIL 8, 1998 UNDER RECEPTION NO. 98045158.

GENERAL NOTES:

1. A Noxious Weed Management Plan will be provided with the Preliminary Plan.
2. A noise study for Highway 24 will be provided with the Preliminary Plan.
3. The property is subject to a Review of a Geologic Hazard Report by Entech dated Contact El Paso County Land Use Review Team if you would like to review a copy of said report.
4. No access permitted to Highway 24.
5. Setbacks and buffers between Industrial Land Use and Residential Land Use will be established with zoning and Preliminary Plan.
6. No portion of the Meadowlake Ranch site falls within the FEMA 100-year floodplain as designated on Map No. 08041C575F.

Add Note:
All proposed access locations and proposed roads on this sketch plan are conceptual and subject to change. Deviation requests must be approved for transportation and access design that is not in conformance with EPC Engineering Criteria Manual standards.

Minimum buffers for varying land use shall be identified please. Industrial uses adjacent to Residential zoning currently have standards see I-2 and _3 zoning for the minimums.

Land Use Table			
Land Use	Density	Acres	Lots/Units
Rural Residential	2.5 AC Lots	94.3 AC	38 Lots
Urban Residential	3.5 Units/AC	103.2 AC	362 Units
Commercial	24.8 AC		N/A
Industrial	60.6 AC		N/A
Open Space	24.4 AC		N/A
Total	307.3 AC		400 Lots/Units

11. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT GRANTED TO MEADOW LAKE AIRPORT, RECORDED APRIL 08, 1969, IN BOOK 2285 AT PAGE 310.

Legend:

- Property Line
- Land Use Bubble
- Open Space (OS)
- Access Arrow

identify based on the legal in the easement.

Sketch Plan Map Elements:

Add the name of adjacent subdivisions and prop owners across roads. Land use and zoning within 1 mile of sketch plan are to be shown please.

Add a note identifying the Current zoning. Identify the transportation systems, to include the approximate length, location, point of intersection, of all roads, trails, paths, bike lanes, etc

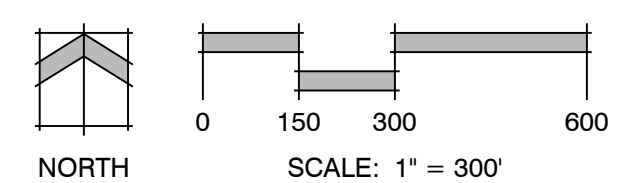
Are any public facilities needed to serve the development such as lift station, tank site, pump house? Are there extensions of water or WW lines that will be brought to this development?

Who is anticipated to own and maintain public facilities or parks, ponds etc.

Are the locations/ownership of all easements proposed and existing shown per the title-work?

ROW proposed dedications should be shown

Identify the school districts, special districts, quasi service and private service entities included within boundary of sketch plan



Land Planning
Landscape
Architecture
Urban Design



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www.nescolorado.com
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MEADOWLAKE RANCH

SKETCH PLAN

DATE: 6-13-18
PROJECT MGR: J. MAYNARD
PREPARED BY: R. SAWYER

ENTITLEMENT

DATE: BY: DESCRIPTION:

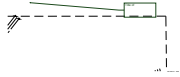
SKETCH PLAN

1

1 OF 1

Markup Summary

dsdparsons (32)

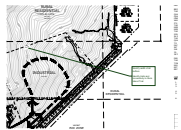


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Title of



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identify width of all buffers

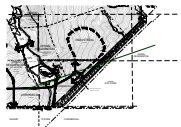
Identify trails and connectivity to Rock Island Trail



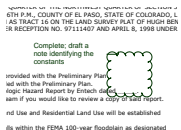
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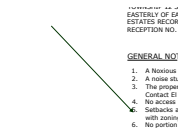


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Complete; draft a note identifying the constants

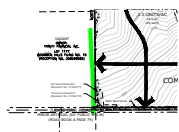


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Minimum buffers for varying land use shall be identified please. Industrial uses adjacent to Residential zoning currently have standards see I-2 and _3 zoning for the minimums.



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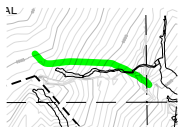


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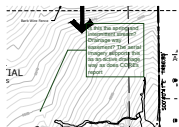
There is a drainage here who is responsible for building the crossing if your proposing to connect? EAs have been held on the adjacent land and applicants do not propose to connect at this time.



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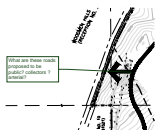


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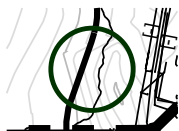
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is this the spring and intermittent stream? Drainage way easement? The aerial imagery supports this as an active drainage way as does COREs report



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What are these roads proposed to be public? collectors ? arterial?



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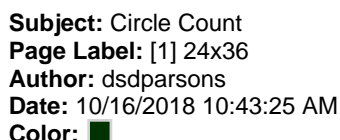
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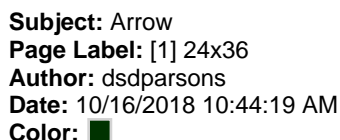
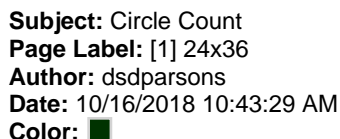



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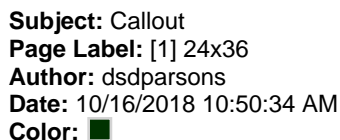



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ROW proposed dedications should be shown

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Sketch Plan Map Elements:

Sketch Plan Map Elements:

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Show ponds approximate location

Show ponds approximate location

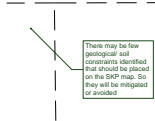
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Identify the school districts, special districts, quasi service and private service entities included within boundary of sketch plan



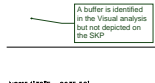
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There may be few geological/ soil constraints identified that should be placed on the SKP map. So they will be mitigated or avoided



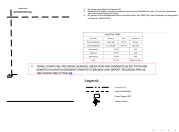
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A buffer is identified in the Visual analysis but not depicted on the SKP



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identify based on the legal in the easement.



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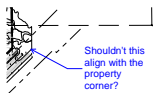
identify based on the legal in the easement.



dsdrice (5)

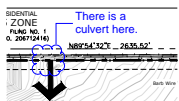
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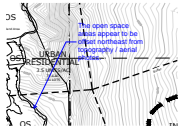
Shouldn't this align with the property corner?



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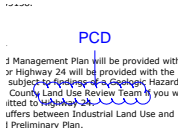
There is a culvert here.





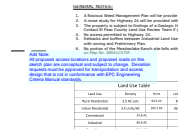
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The open space areas appear to be offset northeast from topography / aerial photos.



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PCD



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Add Note:
All proposed access locations and proposed roads on this sketch plan are conceptual and subject to change. Deviation requests must be approved for transportation and access design that is not in conformance with EPC Engineering Criteria Manual standards.